

ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
JANUARY 8, 2015
7:00 P.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE

TABLED CASE:

1 PZS-2014-50

Requested by: Jack Cali, III for resubdivision of a portion of Lot H-1 being a portion of Tract 1 Ormond Plantation and a portion of Lot 11, Acadian Trace Subd. into Lots 1-H-1, 2-H-1, 3-H-1, 4-H-1 and "Road Parcel" located behind 115 Valcour Lane, Destrehan. Zoning District R-3. Council District 3. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**

PUBLIC HEARINGS:

14 PZS-2015-01

Requested by: Bruce Butler for a resubdivision of Lot 74 into three developable lots, 74-A, 74-B, and 74-C Victoria Acres, and remaining portion requiring a waiver from the required 50' width and 5000 square foot area at 761 Van's Lane, New Sarpy. Zoning District R-1A(M). Council District 6. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**

21 PZS-2015-02

Requested by: Boutte Properties LLC & Esperanza Land LLC for resubdivision of a portion of Esperanza Plantation into Parcel BA and remainder of Esperanza Plantation with a waiver from the required 100' frontage on a developed street for Parcel BA 1268 LA 3127, Boutte. Zoning District M-2 and C-3. Council District 1. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**

25 PZSPU-2015-01

Requested by: Allen Lemoine for a special permit use to place a non-residential accessory structure on Lot C of the Lemoine Family Subdivision, 171 Lemoine Lane, Ama. Zoning District OL. Council District 2. **This request requires Planning Commission approval only.**

30 PZSPU-2015-03

Requested by: Roger Reedy for a special permit use for a single family residential in an existing building in a C-2 zoning district at 134A First St, Paradis. Council District 4. **This request requires Planning Commission approval only.**

35 PZR-2015-01

Requested by: Errol J. Falterman for a change in zoning classification from C-2 to C-3 at Lots 13 & 14 of Block 2 of Lot D Subdivision of Goodhope, 53 Barreca St, Norco. Council District 6. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**

40 PZSPU-2015-04

Requested by: Errol J. Falterman for a special permit use for outdoor storage ancillary to a roofing company proposed at 53 Barreca St., Norco. Zoning District C-2 **proposed C-3.** Council District 6 **This request requires Planning Commission approval only.**

- 43 **PZR-2015-02**
Requested by: Michelle Oubre for a change in zoning classification from CR-1 to R-2 at Lot A1 of Ormond Village, 14108 River Road, Destrehan. Council District 3. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**
- 48 **PZR-2015-03**
Requested by: Metro Investments, LLC for a change in zoning classification from C-3 to M-1 on approximately 12.73 acres at 10400 Airline Dr., St. Rose. Council District 5. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**
- 56 **PZR-2015-04**
Requested by: DNA Real Estate, LLC for a change in zoning from O-L to O-L, R-1M & M-1 at Lot 20A of Pecan Grove, 12350 River Road, St. Rose. Council District 5. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**
- 63 **PZR-2015-05**
Requested by: Hollis Taylor for a zoning reclassification from C-3 to M-1 on Lot 43 of Almedia Plantation, 110 Almedia Plantation Dr., St. Rose. Council District 5. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**
- 69 **PZO-2015-01**
Requested by: V. J. St. Pierre, Jr., Parish President for an ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, Section VI., pertaining to golf courses and country clubs and their accessory uses in R-1A, R-1A(M), and R-1B zoning districts. **This request requires a recommendation from the Planning Commission and an ordinance by the Council. Forward to Council January 26, 2015.**

OLD BUSINESS

NEW BUSINESS

MINUTES – December 4, 2014

ADJOURN

LAND USE REPORT

CASE NUMBER: PZS-2014-50

- Resubdivision Lot H-1 into four lots:
 Lot 1-H-1= 33,897 sf
 Lot 2-H-1= 34,981 sf
 Lot 3-H-1= 41,196 sf
 Lot 4-H-1= 17,402 sf
 Remainder 5-H-1= approx. 12,442 sf

- Lot H-1 is shown on a plan by HE Landry dated August 26, 1952; in 1984, a 42' wide strip adjacent to the railroad was transferred from it. Staff is unable to find a resubdivision action creating the strip.

- Vacant/ wooded

- R-3

- To the northwest, property is zoned R-3, but developed with single family residences
To the west and southwest, property is zoned R-1A and developed with single-family residences across the Canadian National railroad.
To the south and southeast, property is zoned C2 and developed with a religious institution and Parish splash park.
To the east and northeast, property is zoned R3, but vacant and wooded.

- Moderate density residential (8 dwelling units per acre)

- Standard utilities (water, sewer, and drainage) serve Valcour Lane and would have to be extended to serve any lots created at the developer's expense.

- The project proposes accessing the lots via a 20' wide "Road Parcel." The developer has been advised that the proposed road parcel does not meet standards for an R3 lot and that it must be shown as "servitude of access" *through* any lots it provides access for. Such a private driveway is an acceptable form of access for R3 lots; however, the land must be

owned and maintained by one or more of the lot owners at all times. The Parish will not take dedication of the driveway or any infrastructure along it.

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| APPLICABLE REGULATIONS |
|-------------------------------|

Appendix A, Zoning Ordinance. Section VI.

[VIII.] R-3. Multi-family residential:

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) All uses allowed in the R-2 district. (Ord. No. 88-5-5, 5-16-88)
 - (2) Multi-family dwellings including duplexes, apartments, apartment houses, townhouses, and condominiums.
 - (3) Boarding and lodging houses.
 - b. Special exception uses and structures: As approved by the Planning and Zoning Commission only:
 - c. Special permit uses and structures:
 - (1) Supplemental C-1 and C-2 uses.
 - (2) Reserved.
 - (3) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
 - a. Minimum lot size: Ten thousand (10,000) square feet; minimum width - sixty (60) feet; two thousand five hundred (2,500) square feet per family.
 - b. Minimum yard requirements:
 - (1) Front - twenty (20) feet
 - (2) Side - ten (10) feet
 - (3) Rear - twenty (20) feet.
 - c. Maximum land coverage: Eighty (80) percent (twenty (20) percent green space).
 - d. Accessory buildings:
 - (1) Accessory buildings shall be of one story construction not to exceed sixteen (16) feet in height.
 - (2) Accessory buildings shall be located on the same parcel of land as the main structure.
 - e. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
3. Transportation System: Servitude of access, local, or collector street.
4. Special Provisions:
 - a. Where any multi-family residential district (R-3) abuts any residential zoning district or use, a six-foot-high solid wood fence or masonry wall shall border the same and there shall be a buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
 - b. 1. Townhouses: Single-family attached dwellings on individual lots for sale served by servitudes of access or fronting a public street.
 - (a) Location: In R-3 districts, townhousing shall be allowed.
 - (b) Procedure: Applicants wishing to subdivide existing multi-family lots into townhouse lots shall file for subdivision as per section II, subsection B.4., of St. Charles Parish Subdivision Regulations (Appendix C).
2. Site Plan and Design Criteria, Details:
 - (a) Minimum width for the portion of the lot on which the townhouse is to be constructed shall be twelve (12) feet.
 - (b) Minimum yard requirements:
 - (1) Front--twenty (20) feet.
 - (2) Side--ten (10) feet.
 - (3) Rear--twenty (20) feet.
 - (4) Area--twenty-five hundred (2500) square feet.
 - (c) Each townhouse shall have its own rear yard of at least one hundred twenty (120) square feet. When rear parking is provided it shall be reasonably secluded from view

from a street, parking area or from neighboring property. Such yard shall not be used for any accessory building.

(1) Grouped parking facilities: Insofar as practical, off-street parking facilities shall be grouped in bays, either adjacent to access drive or in the interior of blocks. Adequate drainage shall be provided by developers in connection with common parking facilities, and all such facilities shall be improved to parish standards for off-street parking areas, with at least two (2) spaces per unit on the lot plus one (1) visitor parking space per each two (2) units.

(2) Courts, Open Space, and Recreational Areas: A minimum of two hundred (200) square feet per dwelling unit of recreation space must be provided. At the discretion of the director, recreation space may not be required provided that the developer pay a two hundred dollar (\$200.00) recreation fee per unit to the parish for the development of recreational facilities.

3. Utilities and Landscaping: Design and construction of drives, drainage, and location of utilities shall be subject to review and approval by the Planning and Zoning Department. A minimum of twenty (20) percent of the site must be appropriately landscaped.

(1)[a] Interior access drives shall be at least twenty-two (22) feet wide for two-direction drives or twelve (12) feet with one-direction drive and must be properly drained.

(2)[b] Parking areas shall conform to section VIII of the St. Charles Parish Zoning Ordinance.

(3)[c] Before approval of the final subdivision plat, restrictions shall be submitted, including designation of all servitudes, lot lines, parking areas and other open spaces, with provision for perpetual maintenance of all improvements, including pavements, landscaping, utilities and servitudes. The above items will be filed with the resubdivision of the R-3 parcel.

(4) Buffer zone: There shall be a six-foot solid wood or masonry fence along the sides and rear of the property wherever it adjoins any single-family residential zoning district.

ANALYSIS

The applicant submitted an application for resubdivision on November 26. Since that time, he has submitted the required drainage impact analysis (review comments from the Parish Engineer) and has indicated that he is obtaining the notarized endorsements of all property owners which include heirs and also additional property owners who purchased an interest in Lot H-1 in 1984. As staff does not find record of a resubdivision action creating a lot of record that corresponds to the area of ground described in the act of sale, we consider the owners to have an interest in the whole of Lot H-1.

The property is zoned R3, multi-family residential. The total square footage to be divided is approximately 150,000 square feet. R3 zoning permits lots to be created without street frontage, and it also permits residential development at a density of one unit per 2,500 square feet.

Using the R3 development restrictions (80% lot coverage and 2,500 sq. ft. area per family) up to 43 residential units could be permitted on the site. This would be apartment-style development. R-3 zoning also permits townhouse-style development. The maximum number of townhouses would not exceed 43.

The applicant and surveyor have been advised of the required revisions to the plat. At the time of writing this report, the applicant appears to be considering a different lot configuration to address some concerns of neighbors.

DEPARTMENTAL RECOMMENDATION

The department cannot make a recommendation until all owners endorse the application and a revised plat is submitted.

Marny Stein

From: Marny Stein
Sent: Friday, December 19, 2014 12:55 PM
To: 'ttrosclair@riverlandssurveying.com'
Cc: Jack Cali (jackcali@drivesoft.net)
Subject: Revisions to Cali/Roberts plat

Travis,

Thank you for taking my call about revisions to the resubdivision of Lot H-1.

1. Please add Todd and Andree Roberts 115 Valcour Lane, Destrehan, 70047 to the **Developers** list.
(Our subdivision regulations specifically call for the property owners to be listed, but Mr. Cali is working on obtaining the notarized endorsement of all current owners and he has a purchase agreement; we consider that comparable)
2. Please change the signature blocks for Planning Commission Chair and Parish Council Chair.
3. Please add the width of Valcour Lane R.O.W (which is shown as 50' on the resub plat for 10-A).
4. Please work with the developer to incorporate the "ROAD PARCEL" into Lot 10-A (proposed 1-H-1) and the developable lots being created lots.
5. We interpret the 40' strip of H-1 indicated "PORTION OF H-1 (NOT A PART)" described in a 1984 Act of Sale recorded at COB 313/598 entry 101775 (it has a survey attached if you need it) as still being an unsubdivided portion of Lot H-1. As this department interprets the laws of resubdivision, this portion of H-1 IS A PART of Lot H-1 and must be described on the plat. I would expect the note to indicate that this non-conforming lot of. (We have not received these lot owners' endorsements—Joel Chiasson, Sr & Irvin Carmouche—deceased...so this may change if the developers find another way to deal with this problem).
6. Please work with the developer to add a note indicating that lots being created are for the development of single-family residences ONLY (with the exception of the 40' strip described above....).

Please email me the updates; this resubdivision has had a lot of changes; in fact, I understand Mr. Cali may have requested the lots be re-oriented??? IF so, can you please let me know.

Thank you.

Marny Stein
Development Review Planner
PO Box 302 Hahnville, LA 70057
Office 985.783.5060 / direct 985.331.3747



ST. CHARLES PARISH

DEPARTMENT OF PUBLIC WORKS

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047

(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: www.stcharlesparish-la.gov

V.J. ST. PIERRE, JR.
PARISH PRESIDENT

SAM SCHOLLE
DIRECTOR

December 18, 2014

Mr. Roy Carubba, PE
Carubba Engineering
3621 Ridgelake Dr.
Metairie, LA 70002

Re: Resubdivision off of Valcour Lane
Drainage Impact Analysis Review
Destrehan, LA 70047

Mr. Carubba:

The Department of Public Works (DPW) has received a Drainage Impact Analysis (DIA) dated November 24, 2014 for the above mentioned resubdivision. DPW offers the following comments:

1. The report makes use of an intensity of nine inches per hour (9"/hr) throughout the report. Where did this number come from (what idf curve)?
2. Pre-development model shows an area paved but none are shown on drawings. What area is existing as paved? Is this Lot 11 Valcour Ln?
3. Had drawn watershed map shows a 2% slope on all areas. This will require five feet (5') of fill to be placed on some lots and in the opinion of this office is not practical nor realistic.
4. No areas on the post development calculations are routed to the outfall. Routing flows will cause an increase in post development flows.
5. There are no watershed identifications on the map with corresponding areas.

6. None of the "Canal" area is considered developed. With the hand drawn watershed line drawn through the properties DPW would believe that some of this area is developed.
7. Use of the entire area as storage is not acceptable. With the slopes proposed on the DIA this cannot be achieved.

Please revise your DIA and resubmit to this office when possible. If you have any questions call Mr. Lawrence "Lee" Zeringue; Sr. Parish Engineer or myself at 985-783-5102.

Sincerely



Sam Scholle

Director

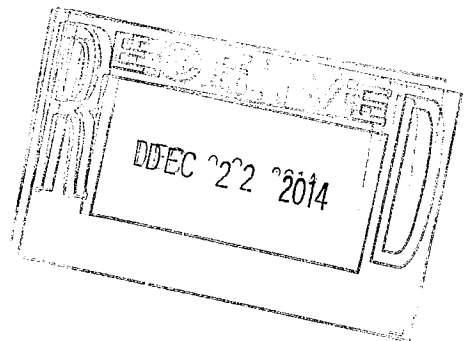
St. Charles Parish Dept. of Public Works

SS/lpz

CC: Mr. Michael Albert
Director of Planning and Zoning

Mr. Lawrence "Lee" Zeringue, PE
Senior Parish Engineer

Ms. Marny Stein
Development Review Planner





ST. CHARLES PARISH

DEPARTMENT OF PUBLIC WORKS

100 RIVER OAKS DRIVE • DESTREHAN, LOUISIANA 70047

(985) 783-5102 • (985) 783-5104 • FAX (985) 725-2250

Website: www.stcharlesparish-la.gov

V.J. ST. PIERRE, JR.
PARISH PRESIDENT

SAM SCHOLLE
DIRECTOR

MEMORANDUM

DATE: December 4, 2014

TO: Mr. Michael Albert
Director of Planning and Zoning

FROM: Sam Scholle *SS*
Director of Public Works/Wastewater

RE: **PZS 2014-50**
Resubdivision near Valcour Lane

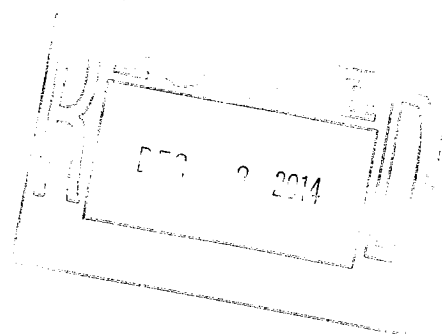
The Department of Public Works has received a November 21, 2014 email containing a drainage impact analysis from Ms. Marney Stein, Development Review Planner, of Planning and Zoning requesting a drainage approval for the above mentioned resubdivision. The review of this plan has not been completed. This office should complete its review by end of next week.


Should you have any questions or comments please do not hesitate to call me at 783-5102.

SS/lpz

cc: Mr. Lawrence "Lee" Zeringue, PE
Senior Parish Engineer

Ms. Marney Stein
Development Review Planner



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|---|--|--------------------------|---------|------------|
|  | <p align="center">Carubba Engineering</p> <p align="center">3621 Ridgelake Drive, Metairie, LA 70002</p> <p align="center">Ph: (504) 888-1490 Fax: (504) 888-1491</p> <p align="center">www. CarubbaEngineering.com</p> | | | |
| | JOB: | | DATE: | 11/21/2014 |
| | SHEET: | Rational Method Rainfall | AUTHOR: | MTD |

Rational Method: $Q = CIA$ 10-yr 24 Hour storm event

Pre Construction (Construction Area only)

Site Description:

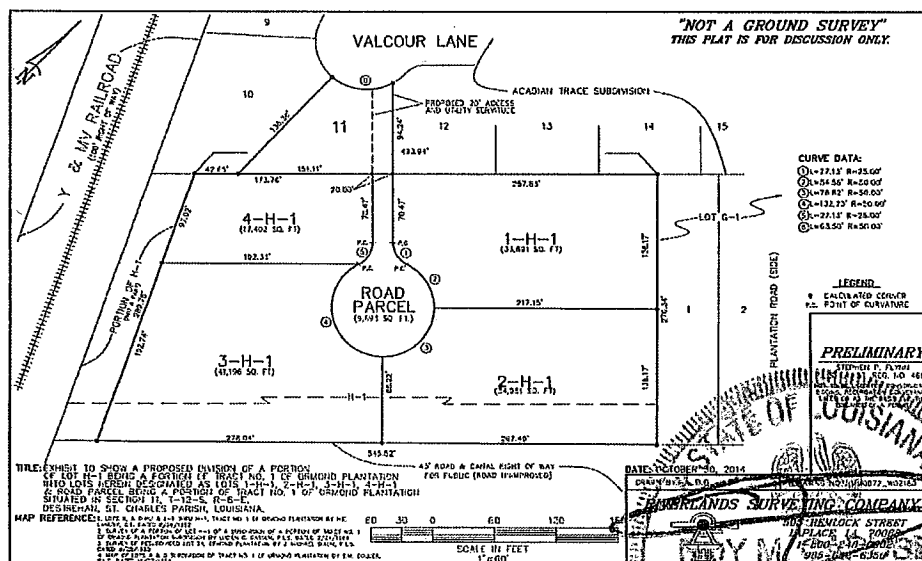
Site consists of undeveloped property connected to one paved Road Parcel. For preconstruction computation, lots are assumed as short grassy area (C=0.3). Pavement is assumed smooth (C=0.9).

Sheet Flow to adjacent waterway (Schexnayder Canal).


Lot 11 will remain undeveloped, drainage unaffected.

Undeveloped Site, C= 0.3 Paving = 0.9

| Drainage Zone | C | I (in/hr) | A (sqft) | A (ac) | Rainfall (cfs) |
|---------------|-----|-----------|----------|--------|----------------|
| 1 | 0.3 | 9 | 127470 | 2.926 | 7.901 |
| 1 | 0.9 | 9 | 9693 | 0.223 | 1.802 |
| Total (cfs) | | | | | 9.704 |



SITE PLAN

| | | |
|---|--|---------------------------------|
|  | Carubba Engineering 3621 Ridgeline Drive, Metairie, LA 70002 Ph: (504) 888-1490 Fax: (504) 888-1491 www.CarubbaEngineering.com | |
| | JOB: _____ SHEET: _____ | DATE: 11/21/2014 AUTHOR: MTD |

Rational Method: Q= CIA

Post Construction (Construction Area only)

Site Description:

Developed site assumed 50% developed (C=0.8). Remaining area shall remain undeveloped (Grassy, C=0.3). Three catch basin shall be added to Road Parcel.

Lot 4-H-1 will drain to the Road Parcel

Lot 1-H-1 will drain to the Road Parcel

Lot 2-H-1 will drain 1/3 to Road Parcel and the rest to Schexnaydre Canal

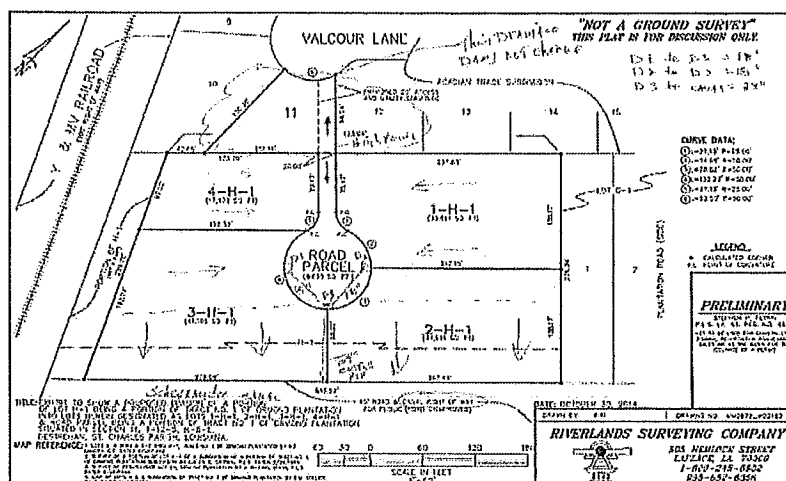
Lot 3-H-1 will drain 1/3 to Road Parcel and the rest to Schexnaydre Canal

Lot 11 will remain undeveloped, drainage unaffected.

Post Construction

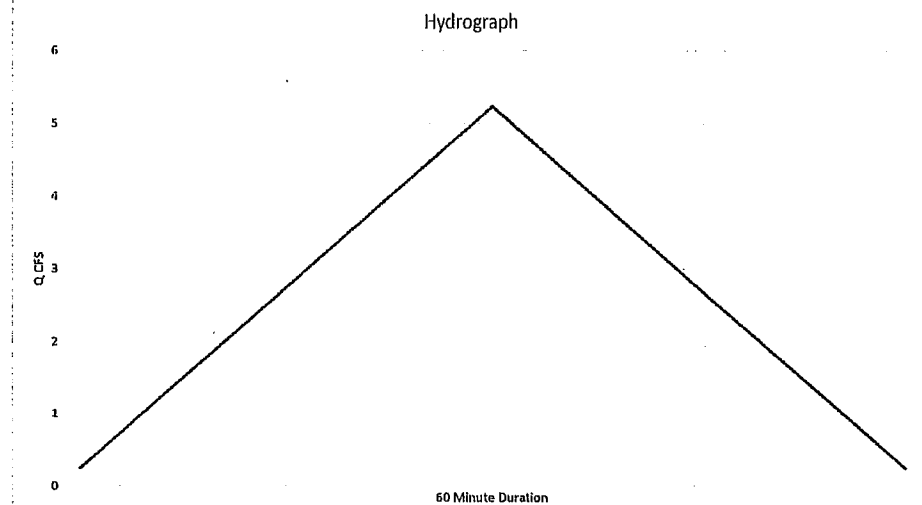
| Zone | C | I (in/hr) | A (sqft) | A (ac) | Rainfall (cfs) |
|-------------|-----|-----------|----------|--------|----------------|
| D1 | 0.8 | 9 | 22431 | 0.515 | 3.708 |
| D1 | 0.3 | 9 | 22431 | 0.515 | 1.390 |
| D2 | 0.8 | 9 | 28489 | 0.654 | 4.709 |
| D2 | 0.3 | 9 | 28489 | 0.654 | 1.766 |
| D3 | 0.9 | 9 | 9693 | 0.223 | 1.802 |
| Canal | 0.3 | 9 | 25392 | 0.583 | 1.574 |
| Total (cfs) | | | | | 14.949 |

Net Increase = 14.949 - 9.704 = 5.246 cfs



SITE PLAN

| | | | | |
|---|--|--------------------------|---------|------------|
|  | Carubba Engineering 3621 Ridgelake Drive, Metairie, LA 70002 Ph: (504) 888-1490 Fax: (504) 888-1491 www.CarubbaEngineering.com | | | |
| | JOB: | | DATE: | 11/21/2014 |
| | SHEET: | Rational Method Rainfall | AUTHOR: | MTD |
| | | | | |



Compute Storage- 60 minute Duration

Volume = $(1/2)(5.24)(60\text{min})(60\text{sec/min})$
 Volume = 9442.8 CF

Available Storage

Assume 3" of water retention at catch basin (sloped from lots)

Volume (cone) = 38574SF (undeveloped) + 9693SF * 0.24ft
 11584 CF OKAY

Size Pipe for remaining storage

$$Q = VA = \left(\frac{1.49}{11} \right) AR^{\frac{2}{3}} \sqrt{S} \quad [\text{U.S.}]$$

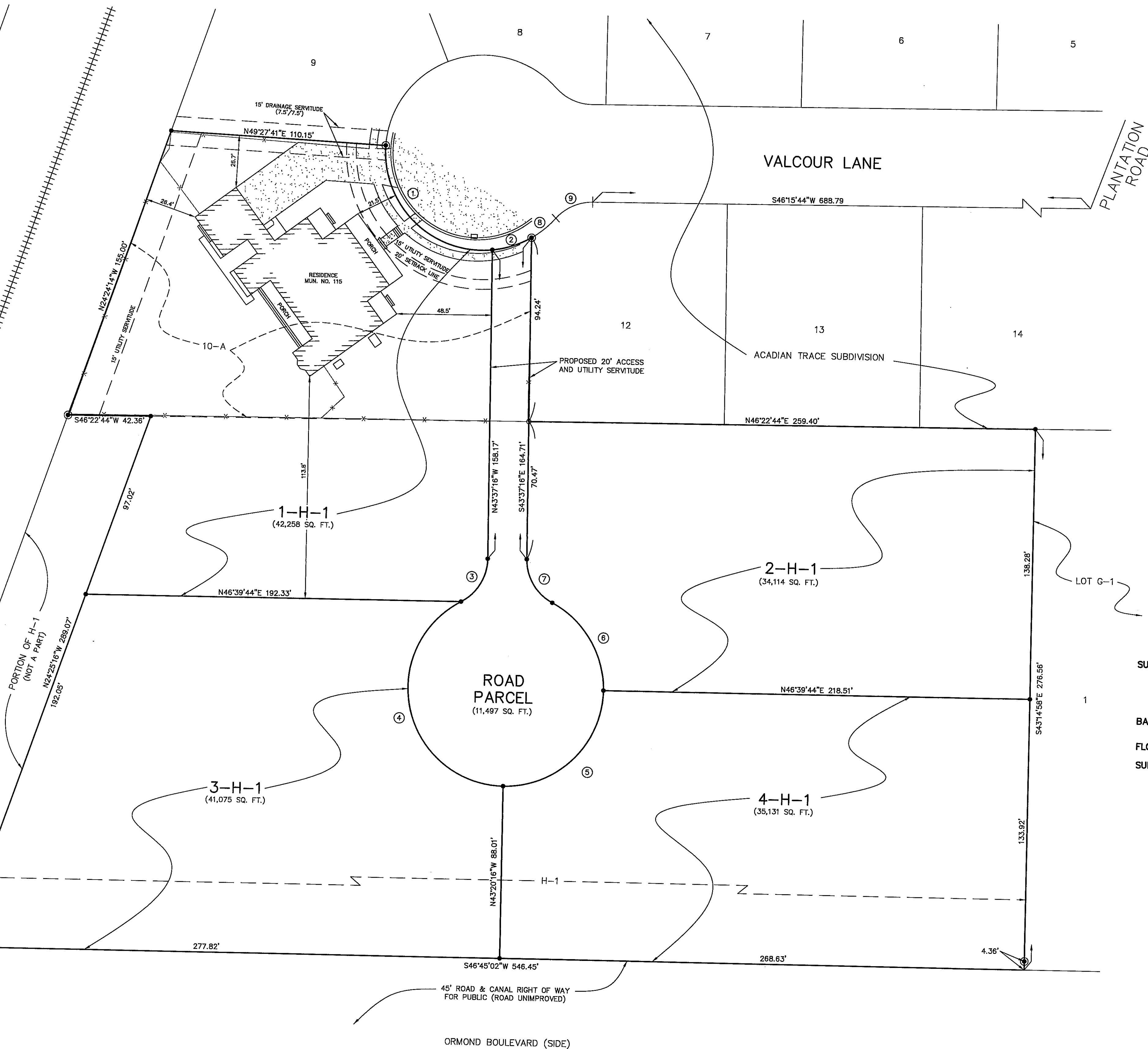
OPEN CHANNEL FLOW

k= 1.49
 n= 0.01
 S= 0.003
 D= 15.73551 in
 R= 0.327823 ft
 A= 1.350 ft²
 Q= 5.240 cfs

SURVEY PLAT AND RESUBDIVISION OF LOT 10-A OF ACADIAN TRACT SUBDIVISION
& PARCEL H-1 OF A SUBDIVISION OF A PORTION OF TRACT NO. 1 OF
ORMOND PLANTAITON SUBDIVISION INTO LOTS HEREIN DESIGNATED AS
LOTS 1-H-1, 2-H-1, 3-H-1 & 4-H-1 OF A PORTION OF TRACT NO. 1 OF ORMOND PLANTAITON SUBDIVISION
SITUATED IN SECTION 11, T-12-S, R-8-E
DESTREHAN, ST. CHARLES PARISH, LOUISIANA

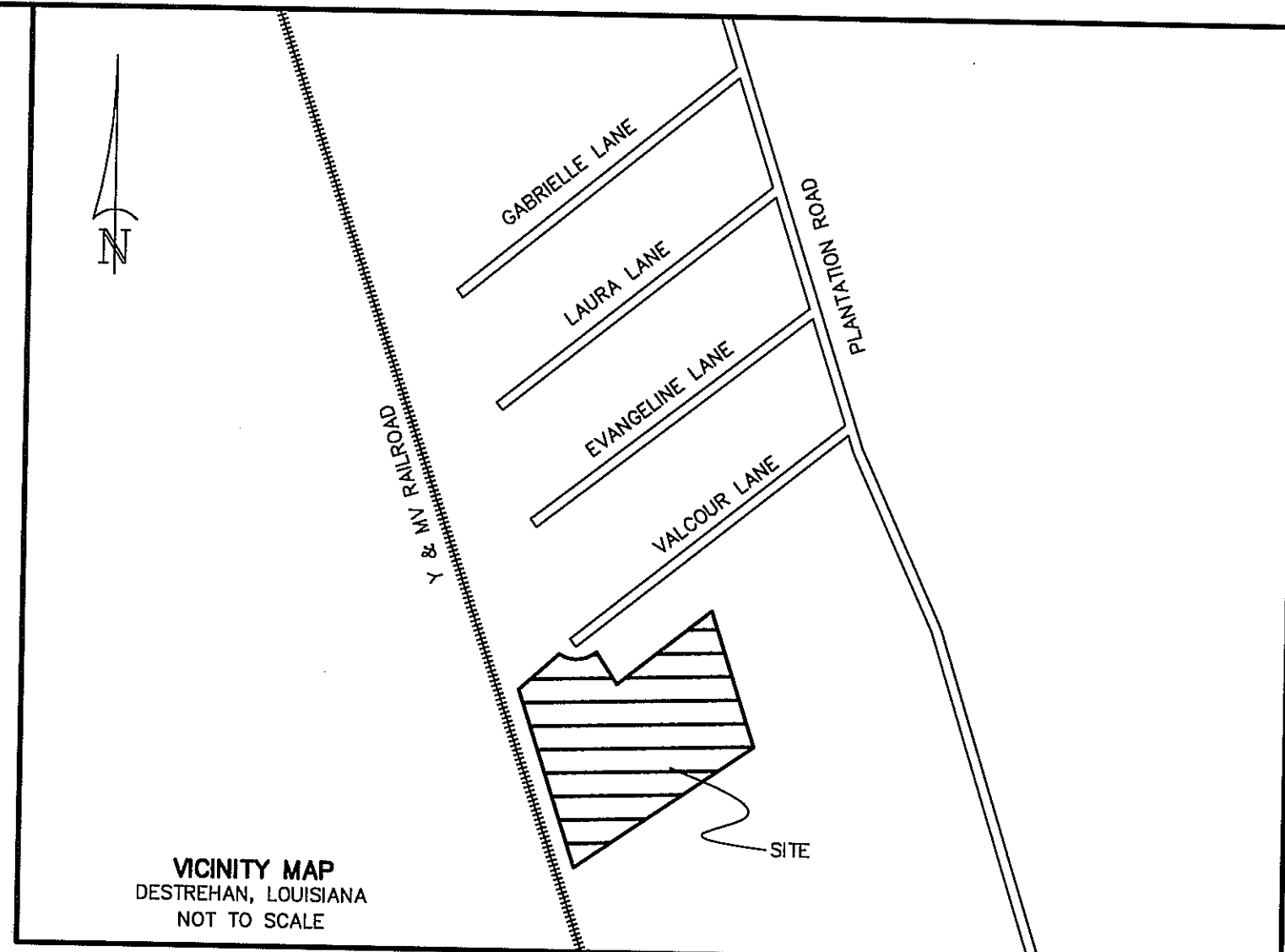
- ① L=86.75'
R=50.00'
Ch=S89°52'47"E 76.27'
- ② L=21.20'
R=50.00'
Ch=N28°16'14"E 21.04'
- ③ L=27.13'
R=25.00'
Ch=N12°31'49"W 25.82'
- ④ L=132.23'
R=50.00'
Ch=S57°12'02"E 96.93'
- ⑤ L=78.82'
R=50.00'
Ch=N01°52'43"W 70.90'
- ⑥ L=54.56'
R=50.00'
Ch=S74°32'31"E 51.89'
- ⑦ L=27.13'
R=25.00'
Ch=S74°42'43"E 25.82'
- ⑧ L=16.04'
R=50.00'
Ch=N06°56'03"E 15.97'
- ⑨ L=21.17'
R=25.00'
Ch=S22°00'12"W 20.54'

Y & MV RAILROAD
(100' RIGHT OF WAY)



THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH DATA. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

DOTITE 1-800-272-3020



DEVELOPER: JACK CALI
38475 RUE LAMONTE COURT
PRAIRIEVILLE, LOUISIANA 70769
504-606-4243

APPROVED:

PARISH PRESIDENT

DATE

DIRECTOR, DEPT. OF PLANNING AND ZONING

DATE

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH ON THE _____
DAY OF _____, IN BOOK _____
FOLIO _____, ENTRY # _____

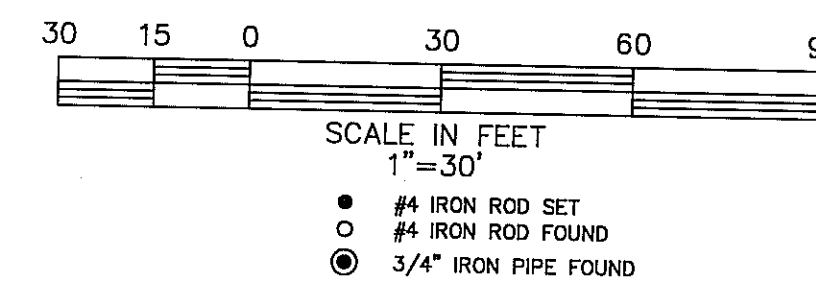
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

SURVEY REFERENCE: 1. SKETCH SHOWING THE SUBDIVISION OF REAR PORTION OF TRACT NO. 1 OF ORMOND PLANTAITON SUBDIVISION BY H.E. LANDRY, P.L.S. DATED AUGUST 26, 1952.
2. PLAN SHOWING LOT G-1 & SUBDIVISION OF LOTS A & G OF A PORTION OF LOT 1 OF ORMOND PLANTAITON SUBDIVISION BY E.M. COLLIER, P.L.S. DATED NOVEMBER 27, 1964.
3. SURVEY OF RESUBDIVIDED LOT 2A, ORMOND PLANTAITON BY J. MICHAEL DIXON, P.E. DATED 8/28/1999.
4. MAP SHOWING THE CREATION OF TRACT 10-A FORMERLY LOTS 10 & 11 OF THE RESUBDIVIDED LOT 2A, ORMOND PLANTAITON BY LOUIS LYLES BUDION, P.L.S. DATED NOVEMBER 10, 1999.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LEICA SMARTNET SOLUTION 11/24/2014 NAD83/NAD 83 GEOID12A.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "A99" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992, REVISED 5/2/2003 LOMR.

SURVEYOR'S NOTES: A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM. THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



| NO. | DATE | DESCRIPTION | BY |
|-----------|-------------------|--------------------------|----|
| REVISIONS | | | |
| DRAWN BY: | KPB | SHEET NO. 1 OF 1 | |
| DATE: | NOVEMBER 24, 2014 | DRAWING NO. MM0872_RESUB | |

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668
REGISTERED PROFESSIONAL SURVEYOR

December 4, 2014

To whom it may concern:

My name is Beverly Robottom and I reside at 105 Evangeline Lane in Destrehan. I have been a residence there since 2000. This letter is to inform planning and zoning that I am against developing a private neighborhood and driveway off and existing street. The main street into our neighborhood is Plantation Drive and if any other streets are developed then they also should enter the same way as the neighborhood was strategically developed. Thanks and I hope your team takes the time to look into this matter.

A handwritten signature in cursive script, appearing to read "Beverly Robottom", with a long horizontal flourish extending to the right.

Beverly Robottom

For resubdivision into three lots for development and a remainder



St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2015-01

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:** **Application Date:** 11/18/14
Bruce Butler
433 Longview Drive
Destrehan, La 70047
985.210.0087
- ◆ **Location of Site:**
Lot 74 of Victoria Acres, southwest of the intersection of Van's Lane and 9th Street, New Sarpy
- ◆ **Requested Action:**
Resubdivision: dividing Lot 74 into Lots 74-A (7,034 sf), Lot 74-B (8,647 sf), and Lot 74-C (8,647 sf) and a remainder left from the 1987 sale of a portion of Lot 74 for the extension of Ninth Street.

SITE-SPECIFIC INFORMATION

- ◆ **Plan 2030 Recommendations:**
Moderate density residential (8 dwellings per gross acre)
- ◆ **Zoning and Land Use:**
The site is zoned R-1A(M); it is cleared and graded but vacant except for a driveway onto Ninth Street.
- ◆ **Surrounding Land Uses and Zoning:**
The site is surrounded by R-1A(M) zoning. To the north and northwest, property in New Sarpy Subdivision is developed relatively densely (8-10 dwelling units per acre) with single-family residences mixed by site-built and mobile home style construction. To the southeast, Victoria Acres Subdivision was platted in 1920 as acre lots currently developed with 2-3 dwelling units per acre (many of the acre lots have been subdivided into smaller lots or developed with more than one dwelling unit by other means). To the east across Ninth Street, Lot 76 of Victoria Acres is vacant, wooded, and adjudicated to the Parish. To the southeast, across Van's Lane, lots are developed with between 6 and 8 dwelling units per acre.
- ◆ **Utilities:**
Water meters can be permitted on the site to connect to a water line on the north side of Ninth Street. Sewer connections can be made to a sewer line running on Van's Lane; it is likely that servitudes will have to be granted through proposed lots 74-C and -B to provide sewer to all three proposed lots.
- ◆ **Traffic Access:**
The property is a corner lot served by Ninth Street and Van's Lane. All proposed lots will exceed the required 50' width on Ninth Street.

APPLICABLE REGULATIONS

Subdivision Ordinance, Section II. Subdivision Procedure E. 4.

C. Minor Resubdivisions.

In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. However, the presented plan of resubdivision shall conform to requirements outlined in section II.C.3. of this section. The Planning and Zoning Commission has the authority to approve or disapprove such resubdivisions without Council action, provided the required public notice and public hearing actions have occurred. The proposal shall be in compliance with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations, as amended. This authority shall not exceed the limits herein. (and)

Subdivision Ordinance Section V(B)(1) *Variations and Exceptions*. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

And

- [II.] *R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.*

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities, and which meet the architectural and aesthetic standards of a permanent residence. Additionally, mobile homes which meet the special provisions below are allowed.

1. Use Regulations:

a. A building or land shall be used only for the following purposes:

- (1) Site-built, single-family detached dwellings.
- (2) Manufactured homes.
- (3) Mobile homes.
- (4) Accessory uses.
- (5) Private recreational uses.
- (6) Farming on lots of three (3) acres or more and at least one hundred fifty (150) feet frontage.

b. Special exception uses and structures include the following:

- (1) Additional residences for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
- (2) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
- (3) Showing and operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.

c. Special permit uses and structures include the following:

- (1) Child care centers.
- (2) Public and private schools (except trade, business and industrial).
- (3) Golf courses (but not miniature courses or driving ranges) and country clubs with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.
- (4) Educational, religious and philanthropic institutions. These buildings must be set back from all property lines a distance of at least one (1) foot for each foot of building height.
- (5) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § II, 10-5-92)

2. Spatial Requirements.

a. Minimum lot size: five thousand (5,000) square feet per family; minimum width-fifty (50) feet.

b. Minimum yard sizes:

- (1) Front—fifteen (15) feet.
- (2) Side—five (5) feet.
- (3) Rear—five (5) feet.
- (4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line. (Ord.
- (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 08-8-9, § IV, 8-18-08)

c. Accessory buildings:

- (1) The accessory building shall not exceed two-story construction.
- (2) Minimum setback of accessory buildings shall be three (3) feet.
- (3) Nonresidential accessory buildings shall not be permitted. (Ord. No. 12-7-4, § IV, 7-2-12)

d. Permitted encroachments:

- (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
- (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front yard.

3. Special Provisions:

- a. Additional dwellings on unsubdivided property:
- (1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.
 - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
- b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication *Manufactured Home Installation in Flood Hazard Areas*.
- c. Skirting or foundation plantings as approved by the Zoning and Regulatory Administrator in accordance with the manufacturer's installation instructions to ensure aesthetic compatibility with the residential character of the neighborhood. The entire underfloor of the home shall be completely enclosed, except for the required openings.

ANALYSIS

The applicant requests resubdivision of one lot into three in an R-1A(M) zoning district. All lots exceed both the required 50' width and 5,000 sf area for the R1A(M) zoning district. The lots are only 68' deep from Ninth Street, which reduces the required front yard or building setback for a primary structure from 15' to 10.2'.

The remaining portion of Lot 74 across Ninth Street was actually created by a previous owner through an act of sale to the Parish for an extension to Ninth Street (1984). The irregular, undevelopable, property remains on the tax assessment roll for the applicant. In order to remove it, the Parish has suggested donation to the Parish. This will relieve the applicant not only of the small tax burden, but also of the need to maintain the property (cut the grass). In order to prepare the documents for a donation, planning staff need the area described on the resubdivision plat; as the shape does not meet the required width or area for a lot in the R-1A(M) zoning district, waivers are required.

At the time of writing this report, staff has request minor corrections and updates to the resubdivision plat including a more accurate depiction of the location of Ninth Street, corrected signature blocks, an updated recordation block, note J: regarding infrastructure extensions, corrected title block, and the description of the remainder of Lot 74.

DEPARTMENTAL RECOMMENDATION

Approval with a waiver to the required width and area for the reminder of Lot 74 created through the Ninth Street Extension.

Marny Stein

From: Rob Brou <rbrou@scpwater.org>
Sent: Wednesday, December 17, 2014 3:12 PM
To: Marny Stein
Subject: RE: Ninth Street triangle

Marny,

Waterworks will cross Ninth street with service lines of 3/4", 1" or 2" as needed. (Water is also available along Vans Lane for the lot adjacent) This is included in the cost of the new water installation. The developer of the lots would only be responsible for crossing the street if they require services of greater than 2".

Your first assumption concerning the location is correct.

Robert Brou
Director
St. Charles Parish Department of Waterworks P.O. Box 108 Luling, Louisiana 70070 phone (985) 783-5110 fax (985) 785-2005

-----Original Message-----

From: Marny Stein [<mailto:mstein@STCHARLESGOV.onmicrosoft.com>]
Sent: Wednesday, December 17, 2014 3:05 PM
To: Robbie Brou
Subject: RE: Ninth Street triangle

So the water main is:

1. within the street right of way, and unlikely to be found in the leftover triangle 2. available for residential meters to serve Lot 74 (and they'll have to pay to bore under the street).

???

If that's right, can you have someone sketch out y'all's preferred route for the developers of the three lots to extend the water under the road on the attached, so these subdividers get an understanding of what they'll have to do?

I estimated property lines for 74-B and 74-C.

-----Original Message-----

From: Rob Brou [<mailto:rbrou@scpwater.org>]
Sent: Wednesday, December 17, 2014 2:30 PM
To: Marny Stein
Subject: RE: Ninth Street triangle

Marny,

Our 8" Water main does follow the contour of the roadway on the north side of Ninth Street. If you need anything else from me let me know.

Robert Brou

Director

St. Charles Parish Department of Waterworks P.O. Box 108 Luling, Louisiana 70070 phone (985) 783-5110 fax (985) 785-2005

-----Original Message-----

From: Marny Stein [<mailto:mstein@STCHARLESGOV.onmicrosoft.com>]

Sent: Wednesday, December 17, 2014 1:45 PM

To: Robbie Brou; Robbie Brou

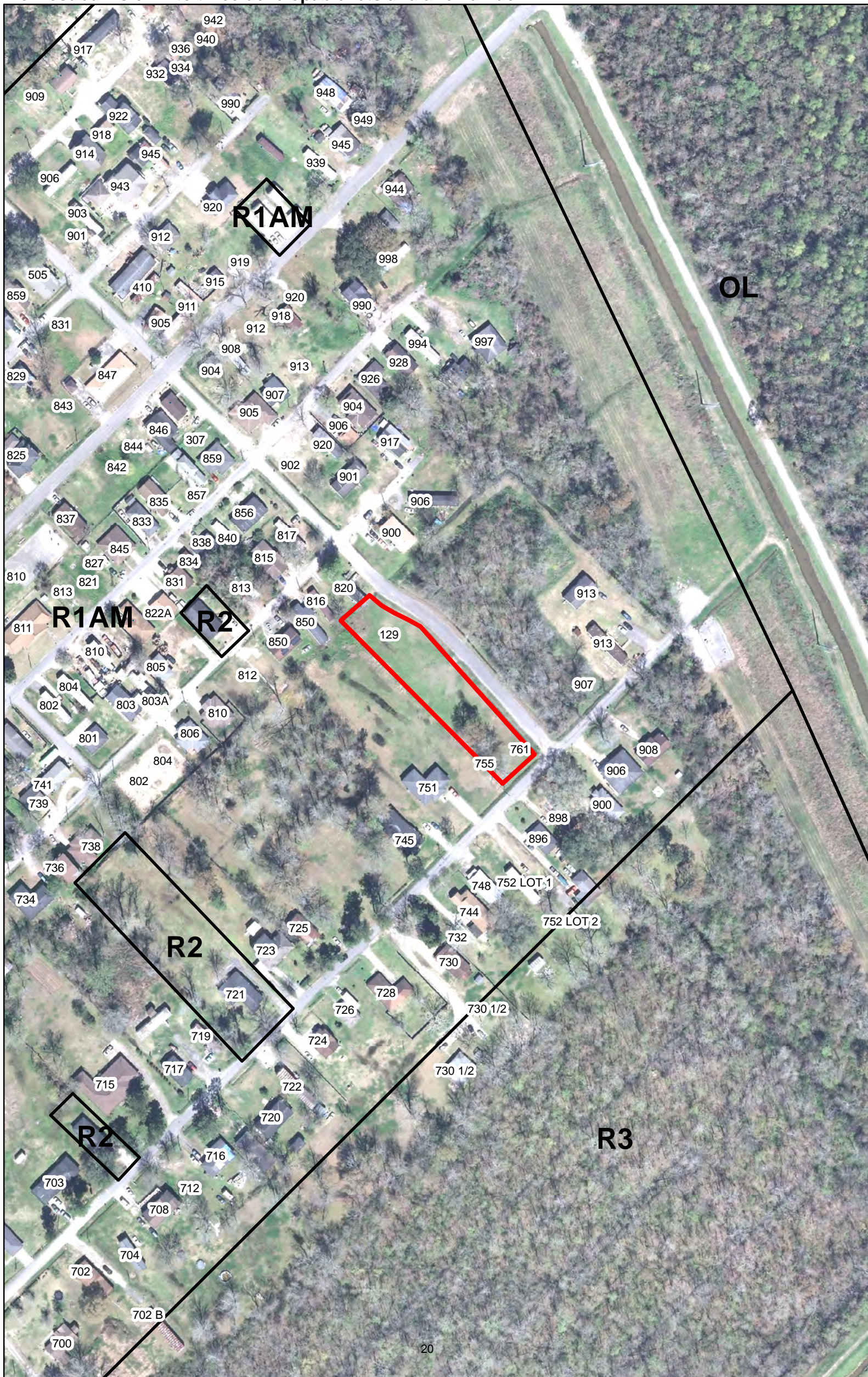
Subject: Ninth Street triangle

Robbie,

Thanks for the reminder...the bizarre triangle at ninth street new sarpy is attached.

marny

For resubdivision into three developable lots and a remainder



St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZS-2015-02

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicants:**
Boutte Properties, LLC
1268 Hwy 3127
Boutte LA 70039
504.581.7283
debbie@514enterprises.com
Esperanza Land, LLC
14035 River Rd
Luling LA 70070
985.785.6711
Application Date: 12/11/14
- ◆ **Location of Site:**
1268 Hwy 3127
- ◆ **Requested Action:**
Resubdivision of Portion of Esperanza Land into Parcel BA & Remainder of Esperanza Land.

SITE-SPECIFIC INFORMATION

- ◆ **Size of Parcel:**
Parcel BA: 38.364 ac
- ◆ **Plan 2030 Recommendations:**
Business Park
Mixed Use Corridor
- ◆ **Zoning and Land Use:**
Parcel BA: M2, asphalt plant.
Remainder of Esperanza Land: C-3, wetlands and agricultural.
- ◆ **Surrounding Land Uses and Zoning:**
Along same side of LA 3127: C-3 zoning, vacant wetlands;
Across LA 3127: OL zoning, vacant wetlands;
- ◆ **Utilities:**
Water only
- ◆ **Traffic Access:**
LA 3127 & I-310.

APPLICABLE REGULATIONS

Subdivision Ordinance, Section II. Subdivision Procedure E. 4.

C. Minor Resubdivisions.

In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. However, the presented plan of resubdivision shall conform to requirements outlined in section II.C.3. of this section. The Planning and Zoning Commission has the authority to approve or disapprove such resubdivisions without Council action, provided the required public notice and public hearing actions have occurred. The proposal shall be in compliance with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations, as amended. This authority shall not exceed the limits herein.

AND:

Subdivision Ordinance. Section V. Administrative. B. Variations and Exceptions

1. The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

ANALYSIS

This is a request to subdivide an existing tract of Esperanza Plantation hundreds of acres in size into Parcel BA, slightly larger than 38 acres (1268 LA 3127) and the remainder which is currently vacant or agricultural use. The 38 acre portion is presently a leased out portion of ground in M-2 use that the applicants would now like to own outright.

Parcel BA is land locked because it does not have hard-surface frontage on a public street. Its “front” parallels the right-of-way edge of LA 3127 100-feet away. This 100-foot gap is owned by the co-applicant and has an access drive from LA 3127 to the business.

Due to its lack of frontage, Parcel BA does not meet the minimum requirements of the Subdivision Ordinance and thus cannot be approved without a recommendation of a waiver by the Planning Commission and Supporting Resolution by the Parish Council. Consideration of a waiver to the Subdivision Ordinance is based on whether a legitimate hardship exists.

Other than Parcel BA being land-locked, both lots meet or exceed the minimum requirements of the Subdivision Ordinance.

DEPARTMENTAL RECOMMENDATION

Approval, if the waiver is approved.

PROPERTY CORNER
NOT MONUMENTED

OWNER: ESPERANZA LAND LLC.
14035 RIVER ROAD
LULUNG, LA

ESPERANZA LAND L.L.C.
SECTION 81, T13S, R20E
SOUTHEASTERN DISTRICT OF LOUISIANA
WEST OF THE MISSISSIPPI RIVER
ST. CHARLES PARISH, LA

| Director, Planning & Zoning | Date |
|-----------------------------|------|
| | |

Parish President _____ Date _____

Recorded in the Clerk of Court's Office
St. Charles Parish on the _____ day


Folio _____, Entry _____

SEWER SERVICE PROVIDED BY EXISTING FACILITIES.

Ad Items:

OCTOBER 8, 201

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY, MADE AT THE REQUEST OF BOUTTE PROPERTIES, L.L.C. RESUBDIVISION OF PORTION OF SECTION 81, INTO PARCEL BA

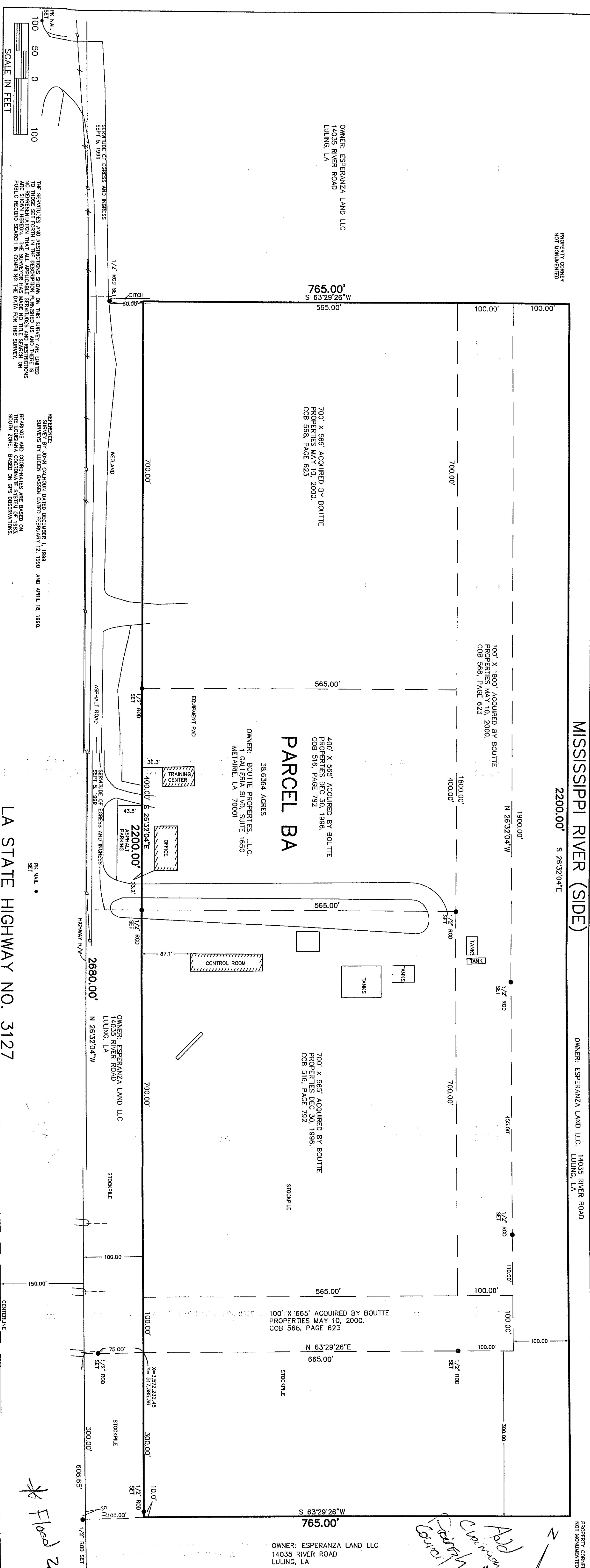
 **DUFRENE SURVEYING
& ENGINEERING INC.**
1624 MANHATTAN BOULEVARD, HARVEY, LA 70059
504-358-6390 PH.
504-358-6394 FAX
dufrene@seinc.net

STA 502+62.39
DOTD MONUMENT
FOUND

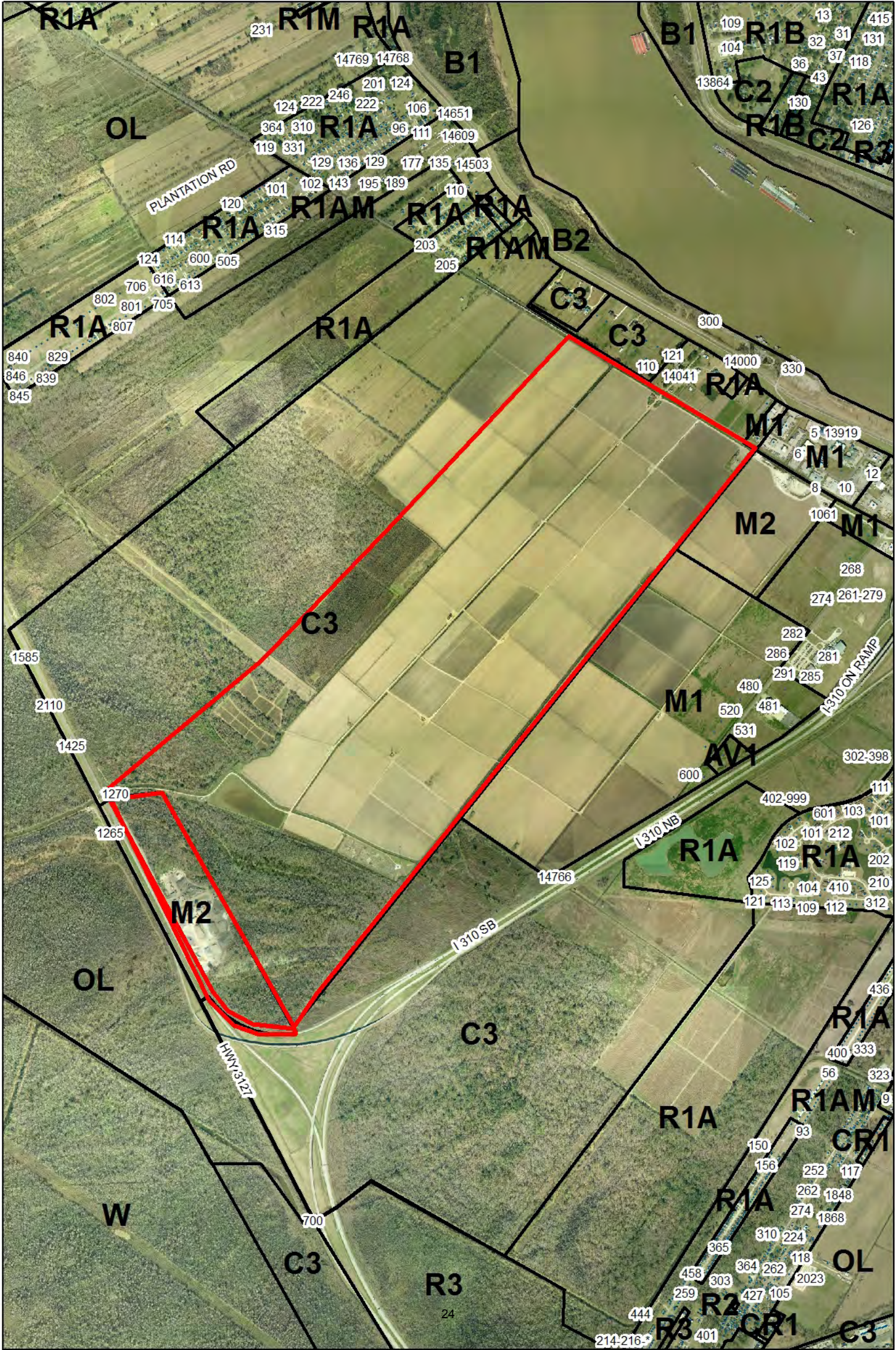
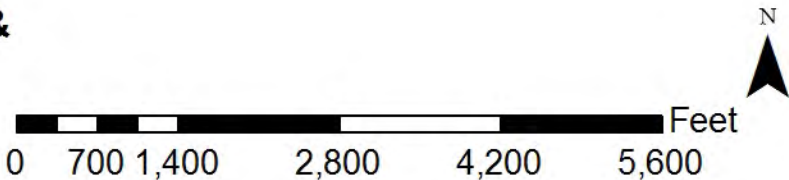
T-4623-S0
11-000639 slcharles@esperanza.barriere.dwg

LA STATE HIGHWAY NO. 312

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.



PZS-2015-02
Requested by: Boutte Properties LLC, &
Esperanza Land, LLC
Resubdivision into Parcel BA &
Remainder of Esperanza Plantation



LAND USE REPORT
CASE NUMBER: PZSPU-2015-01

| | |
|--|--|
| <p>◆ Name/Address of Applicant/Owner: Allen Lemoine 114 Laurel Ct Luling, LA 70070</p> <p>◆ Location of Site: Lot C of the Lemoine Family Subdivision.</p> <p>◆ Requested Action: Special permit for a non-residential accessory building in OL.</p> | <p>Application date: 11/26/14</p> |
|--|--|

- ◆ **Size of Parcel:**
28,800 square feet
- ◆ **Existing Land Use and zoning:**
The Lemoine family subdivision is zoned O-L and developed with a several single-family residences, a transitional home site, and a barn.
- ◆ **Surrounding Land Uses and Zoning:**
The site is surrounded by OL zoning with low-density residential development and accessory or agricultural buildings.
- ◆ **Plan 2030 Future Land Use Category on the property:**
Low-density residential
- ◆ **Utilities:**
Utilities are available in the area along the private road. Any necessary extensions and connections must be made at the lot owner's expense.
- ◆ **Traffic Access:**
Lemoine Family Subdivision is developed on a 20' wide access servitude that connects to River Road. Every 3 lots are served by a 70' wide turn around.

Accessory building: A subordinate structure, not sharing a common wall with the main structure, the use of which is incidental to that of the main structure. The connection of such a subordinate structure to the main structure via a covered breezeway (unenclosed, not exceeding eight (8) feet in width) shall not be construed as incorporating the subordinate structure into the main structure. Residential accessory buildings are allowed only in the side and rear yards on properties developed with a residential dwelling. Reduced setbacks outlined for residential accessory buildings shall only apply when said accessory building is at least three (3) feet from the main structure, measured from any existing overhangs (not including breezeways). Nonresidential accessory buildings shall include storage containers, cargo containers, ship to shore containers or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis or bogie for movement. This definition does not include temporary on-demand rented storage containers with proof of documentation for personal storage for a period not to exceed one (1) year.

[I.] *O-L. Open Land District: Policy statement:* This district is composed mainly of large open unsubdivided land that is vacant or in agricultural, forestry or residential use. The regulations are designed to protect the open character of the district, and to allow residents to retain their traditional ways of living, by prohibiting the establishment of scattered business, industrial and other uses that are

unrelated to any general plan of development and that might inhibit the best future utilization of the land. It is intended that land in these districts will be reclassified to its appropriate residential, commercial or industrial category in accordance with the amendment procedure set forth in the St. Charles Parish Code.

AND

Appendix A, Section IV. 9.: Review and evaluation criteria/special permit use and special exception use: The appropriate decision-making agent and/or body shall review and evaluate each application based upon the following relevant criteria:

- a. Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.
- b. Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
- c. Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
- d. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.
- e. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- f. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- g. Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.
- h. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

The above criteria listed in a—g is to be considered illustrative and not restrictive, and other criteria may be considered although not specifically listed above if said criteria affects [affect] the general welfare and safety of the public at large.

| |
|-----------------|
| ANALYSIS |
|-----------------|

In November the property owner inquired about permitting a storage building for storage of personal equipment on Lot C of the Lemoine family subdivision. Even with a site plan showing a 40’ x 80’ building that is clear of the access servitude, the turnaround servitude, and all required yards, the building could not be permitted because there is no primary structure (no house) on the site. A storage, or accessory building cannot be permitted outright in a residential or OL zone; it can only be permitted in the side or rear yard of a lot developed with a house.

A 2012 amendment to the definition of accessory building expanded the definition to include “non-residential accessory buildings.” The applicant requests an accessory on a property with no residential use which has been determined to be comparable. It should be noted that the definition of accessory buildings lists non-residential accessory buildings that are specifically prohibited: “storage containers, cargo containers, ship to shore containers or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis or bogie for movement” from being permitted in residential areas. The applicant is not requesting permit for any of these types of buildings; rather, he’s requesting a storage building on a property that does not have a residential use, which has been interpreted to be a non-residential accessory building.

Ama is predominantly a rural community characterized by long, narrow strips of property originally developed because of valuable river frontage to farmers. The Lemoine family subdivision is 13 lots platted on one of these strips, 96’ wide by 4,320’ long running from River Road to the Union Pacific Railroad. The lots are accessed by a 20’ wide access servitude. It is not uncommon to find multiple sheds, garages, barns, stables, and storage buildings on these long properties in Ama.

The request meets a majority of the 8 evaluation criteria for a Special Permit Use as follows:

- a. *Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.* It could be argued that the request does not meet this the future land use designation for low-density residential, but the Comprehensive Land Use Plan and Future Land Use Map do not establish standards.

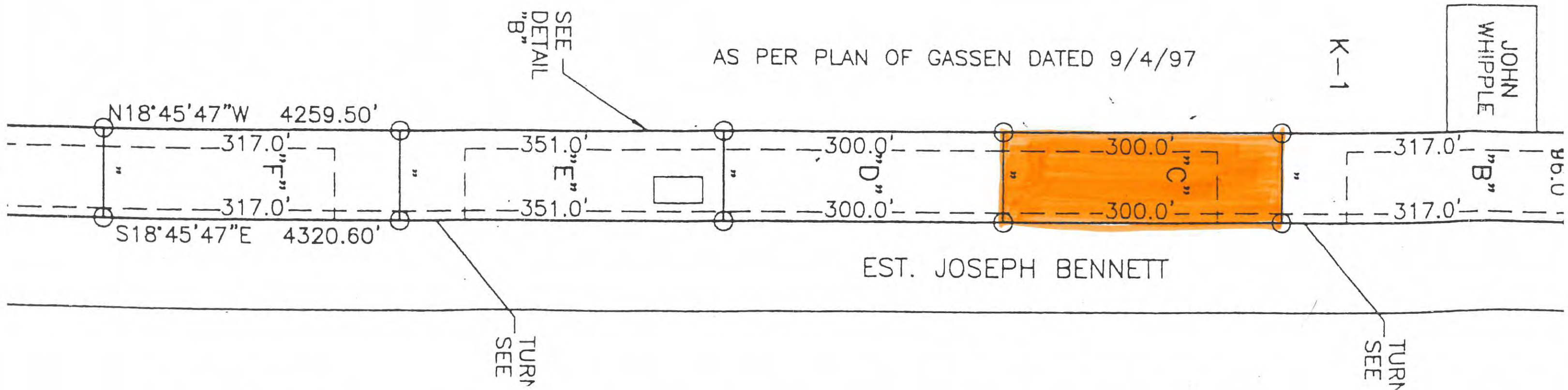
- b. *Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.* Abutting sites are developed with a number of building types and uses including agricultural buildings and sheds. Staff recommend that storage containers, cargo containers, ship to shore containers and any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis or bogie for movement be expressly NOT permitted by this request.
- c. *Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.* A personal storage building is less likely to impact neighbors than a residential home or trailer as fewer automobile trips are likely to be generated by a storage building than a house.
- d. *Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.* The submitted site plan shows the building placed so as not to interfere with the Lemoine Lane servitude, the 70' wide turn around, or any of the required yards. This suggests pedestrians and vehicles should be able to continue to move safely throughout the subdivision after the building is permitted and built.
- e. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* As the required yards are met, neighboring properties should be protected from these nuisances.
- f. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* The required yards, and clear servitudes will keep parking adequate and convenient. Staff will recommend that exterior lighting be directed onto the site and shielded.
- g. *Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.* OL zoning is designed to allow people to use their property until growth pressure encourages a higher use for the property. While barns, stables, and other buildings similar to the one proposed would be permitted outright on the property for farming and animal husbandry, the proposed use is personal storage. Because the specific use being proposed for the building does not comply with an accessory use, the applicant requests a Special Permit for a personal storage building.

| |
|------------------------------------|
| DEPARTMENTAL RECOMMENDATION |
|------------------------------------|

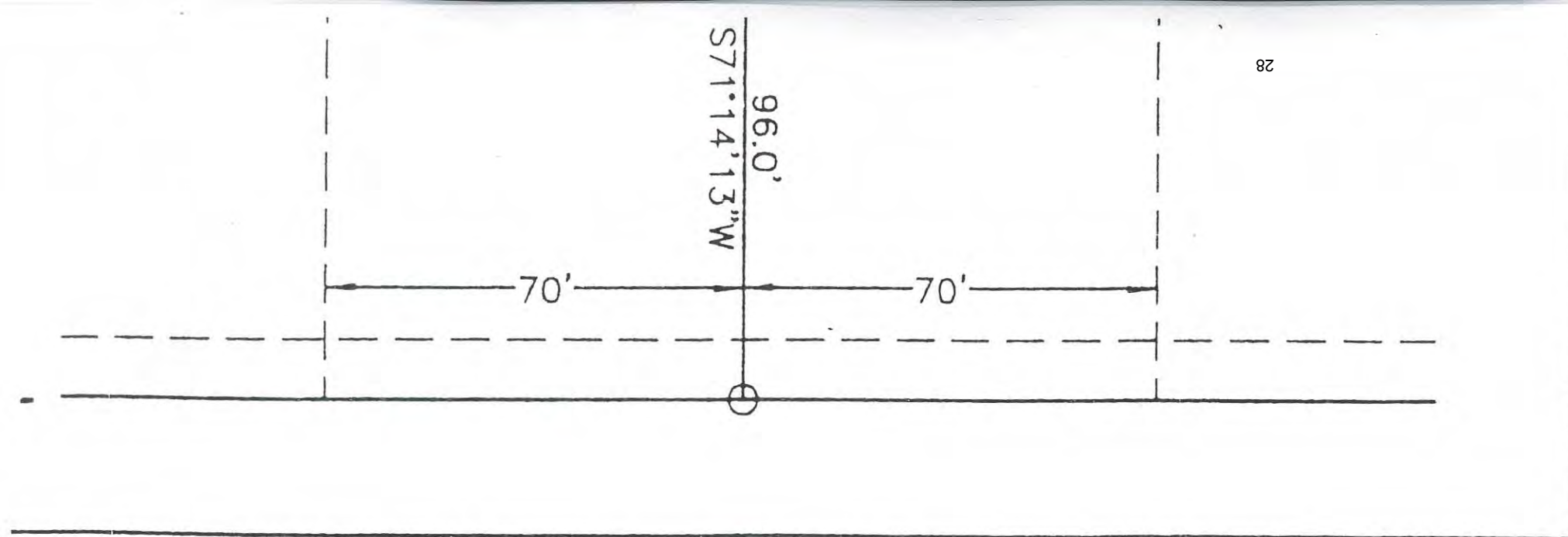
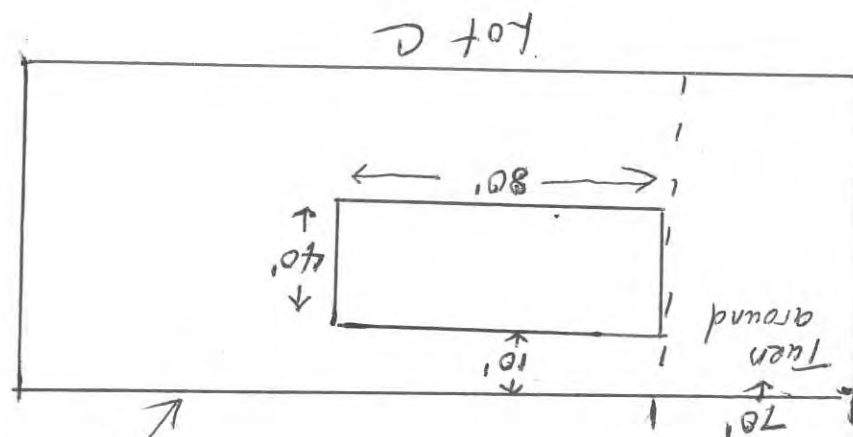
Approval with the following conditions:

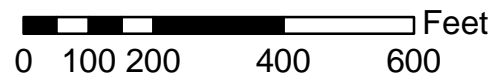
1. **The non-residential accessory building permitted under this Special Permit shall not be a storage container, cargo container, ship to shore container or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis or bogie for movement.**

Allen Levine
PZSPU 2015-01
Site Plan



Back of Side
Property Line





St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZSPU-2015-03

GENERAL APPLICATION INFORMATION

- | | |
|--|---|
| <p>◆ Name/Address of Applicant/Owner: Mozella Rentals LLC Roger Reedy 205 Arlington Dr Luling, LA 70070</p> | <p>Application date: 12/1/14</p> |
| <p>◆ Location of Site: 134A First St, Boutte.</p> | |
| <p>◆ Requested Action: Special permit for residential use on a lot zoned C-2.</p> | |

SITE – SPECIFIC INFORMATION

- | | |
|---|---|
| <p>◆ Size of Parcel: Approximately 9.068 sq. ft.</p> | <p>Plan 2030 Recommendation: General Commercial</p> |
| <p>◆ Existing Land Use and zoning: 1,568 sq. ft. building used for storage</p> | <p>Traffic Access: First Street, Boutte.</p> |
| <p>◆ Surrounding Land Uses and Zoning: C-2. Land uses primarily residential.</p> | <p>Utilities: Standard utilities serve the site.</p> |

APPLICABLE REGULATIONS

Appendix A, Section IV. 9.: Review and evaluation criteria/special permit use and special exception use: The appropriate decision-making agent and/or body shall review and evaluate each application based upon the following relevant criteria:

- a. Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.
- b. Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
- c. Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
- d. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.
- e. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- f. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- g. Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.
- h. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

The above criteria listed in a—g is to be considered illustrative and not restrictive, and other criteria may be considered although not specifically listed above if said criteria affects [affect] the general welfare and safety of the public at large.

AND

Appendix A. Section [VI.].C.III C-2 General commercial district

1. Use Regulations:

- c. Special permit uses and structures include the following:
 - (1) R-1A and R-1B uses upon approval by the Planning Commission.

ANALYSIS

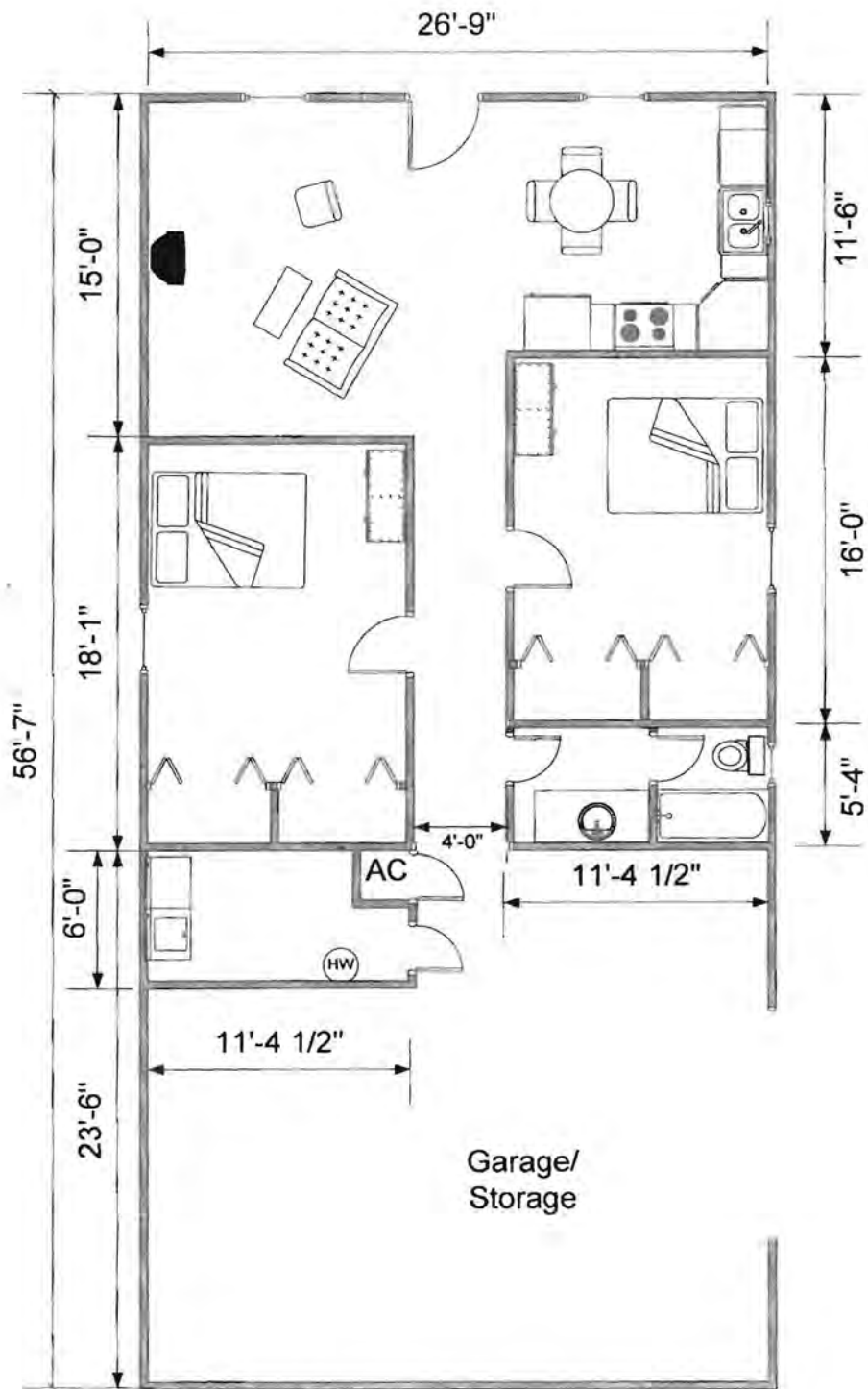
This is a special permit use request to allow a residential use for a structure zoned C-2. The Commission previously approved the building for a sheet metal shop (PZSPU-2014-08). The applicant then began cleaning up the site and working on a site plan for approval, including denoting where the required fence between his site and the abutting residential uses. However, according to the applicant, when he informed one abutting resident that a fence was coming, she expressed an objection. There is no provision in the Code that allows the Department to waive off that requirement; the Commission could have granted special permit use approval without fencing if that request had been made by the applicant. But that request was not made by the applicant because he was not aware of the issue. Thus, the only recourse the applicant had without rezoning was to resubmit another application with a request for no required fencing or to apply for a special permit use that did not require a fence. The applicant chose the latter, hence this application.

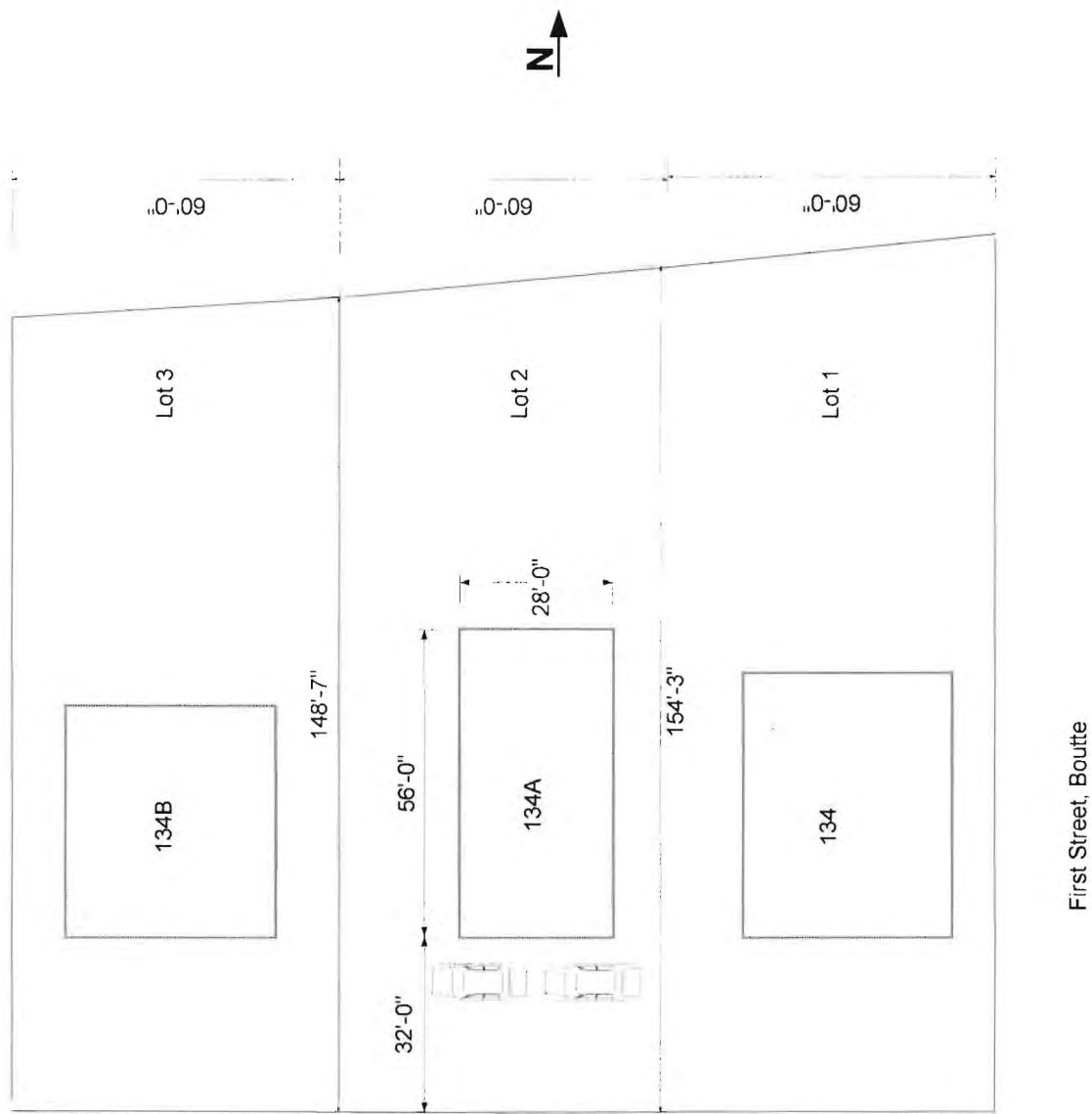
A special permit use request for residential to develop this site zoned C-2 meets a majority of the 8 evaluation criteria for consideration of a Special Permit Use application.

- b. *Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.* **It meets this test.** since the building exists and is of compatible building construction with neighboring residences. It will have the same land use.
- c. *Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.* This is proposed to be addressed as shown on the site plan and the statements submitted by the applicant. Additionally, staff recommends conditions related to work being performed inside the building. Therefore, **it meets this test.**
- d. *Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.* **It meets this test.** The site plan indicates that this can be handled adequately. Approval of this application mandates with is shown to be implemented on the site.
- f. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* The site plan and the statements submitted verify that this test will be met. Thus, **this test is met.**
- g. *Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.* The land uses for C-2 are indicated as retail sales but the neighborhood is composed of apartments, a home or two and mobile homes. Approval of the application would actually result in a land use closer in line with current zoning. Therefore, it can be contended that **this test is met.**
- h. *That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.* The Department believes that this application would result in more positives than negatives, particularly since it redevelops a neglected building and returns it to use and provides additional housing in the community.

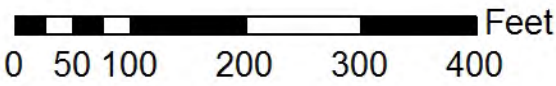
DEPARTMENTAL RECOMMENDATION

Approval.





Highway 90



LAND USE REPORT

CASE NUMBER: PZR 2015-01

| | |
|--|--|
| <p>◆ Name/Address of Applicant: Errol Falterman 201 Devon Rd LaPlace, LA 70068 504.487.9822</p> | <p>Application Date: 12/04/14</p> |
| <p>◆ Location of Site: 53 Barreca St (corner First St & Barreca St) Norco</p> | |
| <p>◆ Requested Action Change of zoning from C-2 to C-3</p> | |
| <p>◆ Purpose of Requested Action Location for Roofing Company. Tenant will request Special Permit Use for outdoor storage if rezone is approved.</p> | |

- ◆ **Size of Parcel**
11,050 sq. ft.
- ◆ **Existing Land Use and Zoning**
C-2. Being cleaned up in preparation for occupation by roofing company.
- ◆ **Surrounding Land Uses and Zoning**
R-1A zoning and land use on west, south and part of east side of site; C-2 zoning and land use to north and across First St.
- ◆ **Traffic Access and Parking**
Barreca St. First St.
- ◆ **Plan 2030 Recommendations:**
Mixed Use Corridor

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.

- c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
- d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
- 3. The proposed zoning change is in keeping with zoning law and precedent, in that:
 - a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

IV.] C-3. Highway commercial district— Wholesale and retail sales:

- 1. Use Regulations:
 - a. A building or land shall be used for the following purposes.
 - (1) All uses allowed in the C-2 District. (Ord. No. 88-5-5, 5-16-88)
 - (2) Commercial auditoriums, coliseums or convention halls
 - (3) Retail manufacturing
 - (4) Motor vehicle sales and service
 - (5) Wholesale uses
 - (6) Warehouses (less than 10,000 sq. ft.)
 - (7) Bus, railroad, passenger and truck terminals (without video poker gaming facilities)
 - (8) Bottling works
 - (9) Dog pound
 - (10) Building supply
 - (11) Heating and air conditioning service
 - (12) Plumbing shops
 - (13) Motor vehicle repair
 - (14) Glass installation
 - (15) Fabrication of gaskets and packing of soft metal material
 - (16) Creameries
 - (17) Parcel delivery service
 - (18) Reserved. (Ord. No. 97-7-4, § VIII, 7-7-97)
 - (19) Frozen food lockers
 - (20) Public stables
 - (21) Bulk dairy products (retail)
 - (22) Animal hospitals
 - (23) Gymnasiums
 - (24) Sheet metal shops
 - (25) Upholstery
 - (26) Other uses of similar intensity
 - (27) Customary accessory uses incidental to the above uses when located on the same lot.
 - b. Special exception uses and structures:
 - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
 - c. Special permit uses and structures include the following:
 - (1) Barrooms, night clubs, lounges, and dancehalls.
 - (2) R-1A and R-1B uses upon review and approval by the Planning Commission.
 - (3) R-3 uses upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (4) Reserved. (Ord. No. 01-5-18, § II, 5-21-01)
 - (5) Cellular installations and PCS (personal communication service) installations.
 - (6) Reserved. (Ord. No. 01-5-18, § III, 5-21-01)
 - (7) Warehouses (non-hazardous materials) over ten thousand (10,000) square feet.
 - (8) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (9) Bingo Halls, Video Bingo Parlors, and Off-Track Betting Establishments upon review of the Planning Commission and Ordinance of the Parish Council.
 - (10) Outdoor storage, when accessory to an otherwise permitted use in the district.

| |
|-----------------|
| ANALYSIS |
|-----------------|

The applicant is seeking to rezone the property, located at the corner of Barreca Street and First Street in Norco from C-2 to C-3. The site is being cleared and prepared for occupation by a roofing business but at present a change of use permit has not been submitted. This potential tenant has equipment that will need outdoor storage but current zoning does not allow this. Furthermore, under requested rezoning to C-3, this requires special permit use approval.

In order to receive a recommendation for approval, a rezoning request must meet all of the criteria of at least one of three evaluation tests.

The first test is to determine if there are land-use patterns or character in the vicinity that have changed to the extent that the site in question cannot be used. In this case, the abutting non-residential zoning and land uses around the site is C-2. There is no evidence of land use patterns developing to C-3 or greater other than those “grandfathered.” But just because there may be similar uses, rezoning this site to C-3 would create even greater dissimilarity with neighboring residential uses. Because there is no evidence of changing land use patterns that would prevent C-2 usage of this site, **the tests of the first criteria are not met.**

The second test is to determine if rezoning a site complies with the greater public interest. In this case, the site abuts residential zoning and land uses on two of its sides. Current zoning and land use of the site is already in direct conflict with those residential sites, likely legal nonconforming uses. So rezoning this single lot to allow even more intense activity creates an even further incompatibility, meaning **the second criteria is not met.**

The third test is to determine whether the rezoning creates a spot zone or is otherwise capricious or arbitrary as such a rezoning would inhibit the maintenance and enjoyment of neighboring properties. Rezoning this site to C-3 will make it the sole lot within a nearly 700-foot radius of Norco with C-3 zoning. The surrounding and nearby areas are either zoned R-1A or C-2. So to rezone this site to C-3 not only creates a spot zone, but as stated above, residents abutting the site can rightfully conclude that the site will have a more intensive use than what could occur there presently. Therefore, **the third criteria is not met.**

| |
|-----------------------------------|
| DEPARTMENT RECOMMENDATIONS |
|-----------------------------------|

Denial.

This is to certify that I have consulted the Flood Insurance Rate Map (Community No. 220160, Panel No. 0125, Suffix C, Dated June 16, 1992, Revised to reflect LOMR Dated May 2, 2003) and found that this property is in Zone X.

The subdivision plot shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this survey.

REFERENCE PLAN:
 LOT "D" SUBDIVISION, BEING A SUBDIVISION OF GOOD HOPE SUBDIVISION BY H. E. LANDRY, DATED MARCH 26, 1942

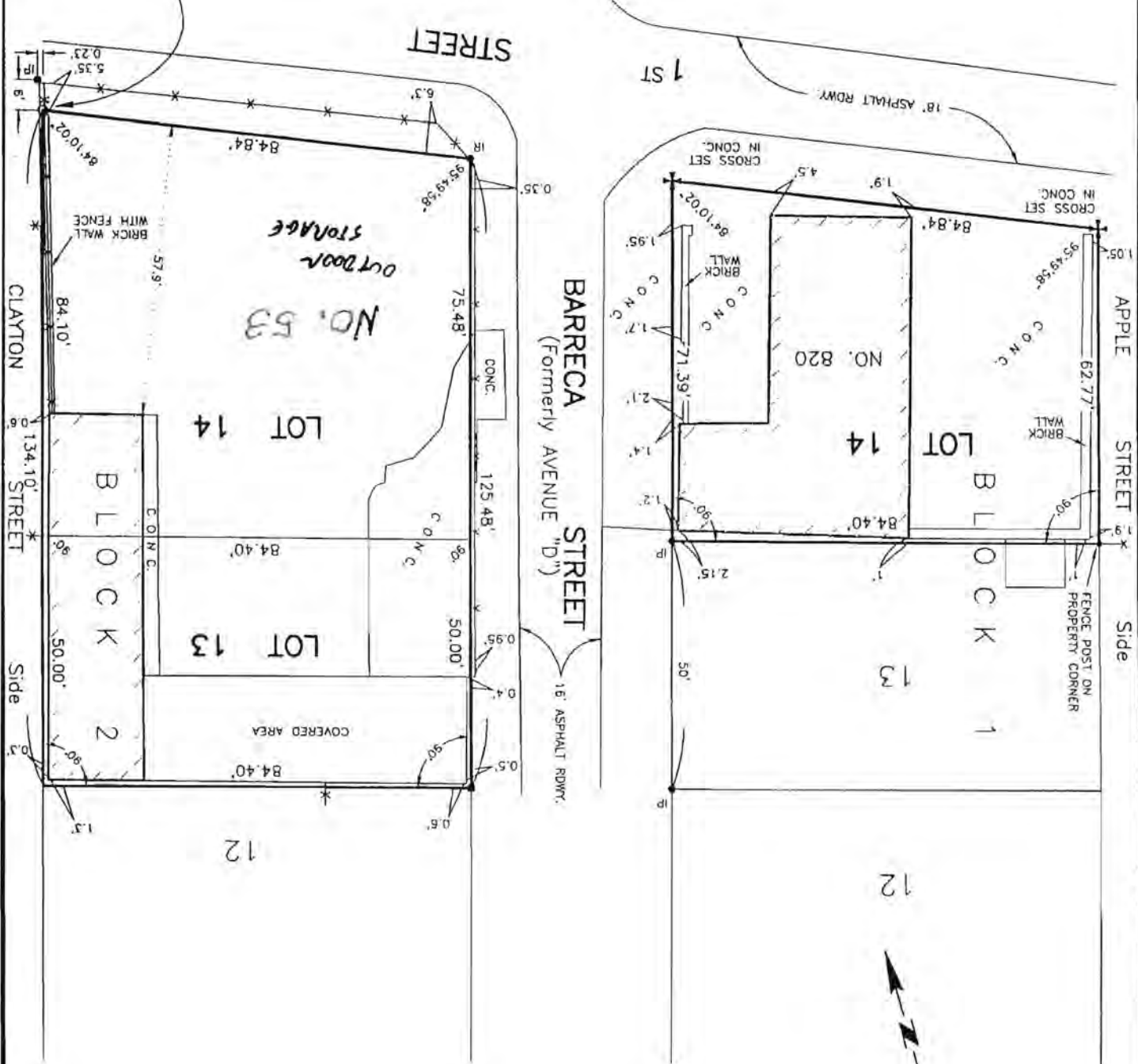
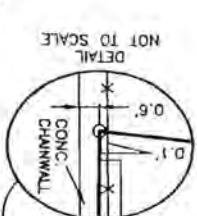
I certify that this plat represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

Lucien C. Cassen
 LUCIEN C. CASSEN, PLS
 Registration No. 353
 LULING, LOUISIANA 70070

CERTIFIED TO NORCO CONSTRUCTION CO., INC.

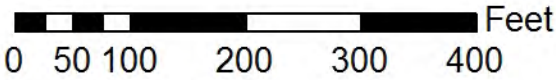
SCALE: 1" = 30'
 ST. CHARLES PARISH, LOUISIANA
 IN SECTION 6, T12S - R8E
 BEING A SUBDIVISION OF GOOD HOPE SUBDIVISION
 LOT "D" SUBDIVISION
 AND LOTS 13 & 14, BLOCK 2
 SURVEY OF LOT 14, BLOCK 1

- LEGEND
- = IRON FOUND
 - = BOLT FOUND
 - = NAIL SET



JEFFERSON HIGHWAY - LA. HWY. 48 - RIVER ROAD Side

PZR-2015-01
Requested by: Errol Falterman
Rezone from C-2 to C-3



St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZSPU-2015-04

GENERAL APPLICATION INFORMATION

◆ Name/Address of Applicants:

Errol Falterman
201 Devon Rd
LaPlace, LA 70068
504 487 9822

Application date: 12/5/14

Location of Site:

53 Barreca St (corner First St & Barreca St) Norco

◆ Requested Action:

Outdoor storage in C-3

SITE – SPECIFIC INFORMATION

◆ **Size of Parcel:**

11,050 sq. ft.

Plan 2030 Recommendation:

Mixed Use Corridor

◆ **Existing Zoning and Land Use:**

C-2. Being cleaned up in preparation
for occupation by roofing company

Traffic Access:

Barreca St. First St

◆ **Surrounding Zoning and Land Uses:**

R-1A zoning and land use on west, south and part of east side of site;
C-2 zoning and land use to north and across First St.

Utilities:

Existing.

APPLICABLE REGULATIONS

Appendix A, Section IV. 9.: Review and evaluation criteria/special permit use and special exception use: The appropriate decision-making agent and/or body shall review and evaluate each application based upon the following relevant criteria:

- a. Comparison with applicable standards established by the Comprehensive Land Use Plan as applied to the proposed use and site.
- b. Compatibility with existing or permitted uses on abutting sites, in terms of building construction, site development, and transportation related features.
- c. Potentially unfavorable effects or impact on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those impacts expected from a standard permitted use in the applicable zoning district.
- d. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and uses in the area.
- e. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- f. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- g. Conformity with the objectives of these regulations and the general purposes of the zone in which the site is located.
- h. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

The above criteria listed in a—g is to be considered illustrative and not restrictive, and other criteria may be considered although not specifically listed above if said criteria affects [affect] the general welfare and safety of the public at large.

AND:

[IV.] C-3. Highway commercial district— Wholesale and retail sales:

c. Special permit uses and structures include the following:

(10) Outdoor storage, when accessory to an otherwise permitted use in the district.

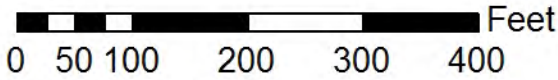
ANALYSIS

The applicant site, located at the corner of Barreca Street and First Street in Norco is currently being prepared for occupation by a roofing business. Some of the equipment that the business owns will need to be stored outdoors. But because the site is zoned C-2, this cannot be done unless the site is rezoned to C-3. The applicant was advised that permitting the site for the proposed business is a 2-step approval process: rezoning the site to C-3, then receiving approval of a Special Permit Use for outdoor storage in C-3. He was also advised that rezoning approval does not guarantee approval of the special permit and that it may be more prudent to await the outcome of the rezoning request. But he was also advised that even though he can submit both applications for the same Commission meeting, action on the special permit use application will be delayed until it is determined if rezoning the site to C-3 is approved by the Council. That being said, both applications were submitted at the same time.

Because it cannot be determined if the site will be rezoned to C-3 until the Council votes to approve or deny the request, the Department concludes that it would not be appropriate to consider a Special Permit Use for a site that is not zoned C-3.

DEPARTMENTAL RECOMMENDATION

This application should be tabled until and if the Council approves PZR-2015-01, a request to rezone the site from C-2 to C-3.



LAND USE REPORT
CASE NUMBER: PZR 2015-02

◆ **Name/Address of Applicant:** Michelle Oubre
106 Valcour Ln
Destrehan, LA 70047
504.472.4392

Application Date: 12/9/14

◆ **Location of Site:**
14100 River Rd (corner Ormond Village Dr) Destrehan.

◆ **Requested Action**
Change of zoning from CR-1 to R-2

◆ **Purpose of Requested Action**
Residential zoning desired, instead of transitional light commercial.

- ◆ **Size of Parcel**
Approximately 9,200 sq. ft.
- ◆ **Existing Land Use and Zoning**
CR-1 & vacant.
- ◆ **Surrounding Land Uses and Zoning**
C-2 zoning and land use on upriver and downriver side of site; R-3 zoning and land use to rear of site.
- ◆ **Traffic Access and Parking**
River Rd & Ormond Village Dr.
- ◆ **Plan 2030 Recommendations:**
General Commercial.

Appendix A., Zoning Ordinance, Section IV.9:

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.

- c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
- d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
- 3. The proposed zoning change is in keeping with zoning law and precedent, in that:
 - a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

[VII.] R-2. Two-family residential:

- 1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) See uses allowed in the R-1A district
 - (2) Two-family dwellings
 - (3) Single family dwellings
 - (4) Accessory uses.
 - (5) Nonresidential accessory buildings shall not be permitted.
 - b. Special exception uses and structures include the following:
 - (1) Club houses and/or accessory recreational facilities for resident use only
 - (2) Professional, non-retail offices
 - c. Special permit uses and structures include the following:
 - (1) Child care centers
 - (2) Schools (public, private, and commercial)
 - (3) Religious institutions
 - (4) *Reserved.* (Ord. No. 06-12-6, § II, 12-4-06)
 - (5) *Reserved.* (Ord. No. 88-5-6, 5-16-88; Ord. No. 95-4-8, § III, 4-3-95)
 - (6) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council. (Ord. No. 92-10-9, § V, 10-5-92)
 - d. Transportation system required: Local or collector street.
- 2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet (3,000 per family); minimum width - sixty (60) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty (20) feet
 - (2) Side - five (5) feet each side
 - (3) Rear - twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 08-8-9, § VII, 8-18-08)
 - c. Accessory buildings:
 - 1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - 2) The accessory building shall not exceed two-story construction.
 - 3) Minimum rear setback of accessory building shall be the same as side yard requirement of the district in which it is located.
 - 4) Accessory buildings shall be located on the same parcel of land as the main structure.
 - d. Permitted encroachments:
 - 1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - 2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.
- 3. Transportation System Requirement: Front on local or collector street only.

4. Special Provisions:
- a. Where any two-family residential district (R-2) abuts any residential zoning district or use, a six-foot high solid wood fence or masonry wall shall be erected.

ANALYSIS

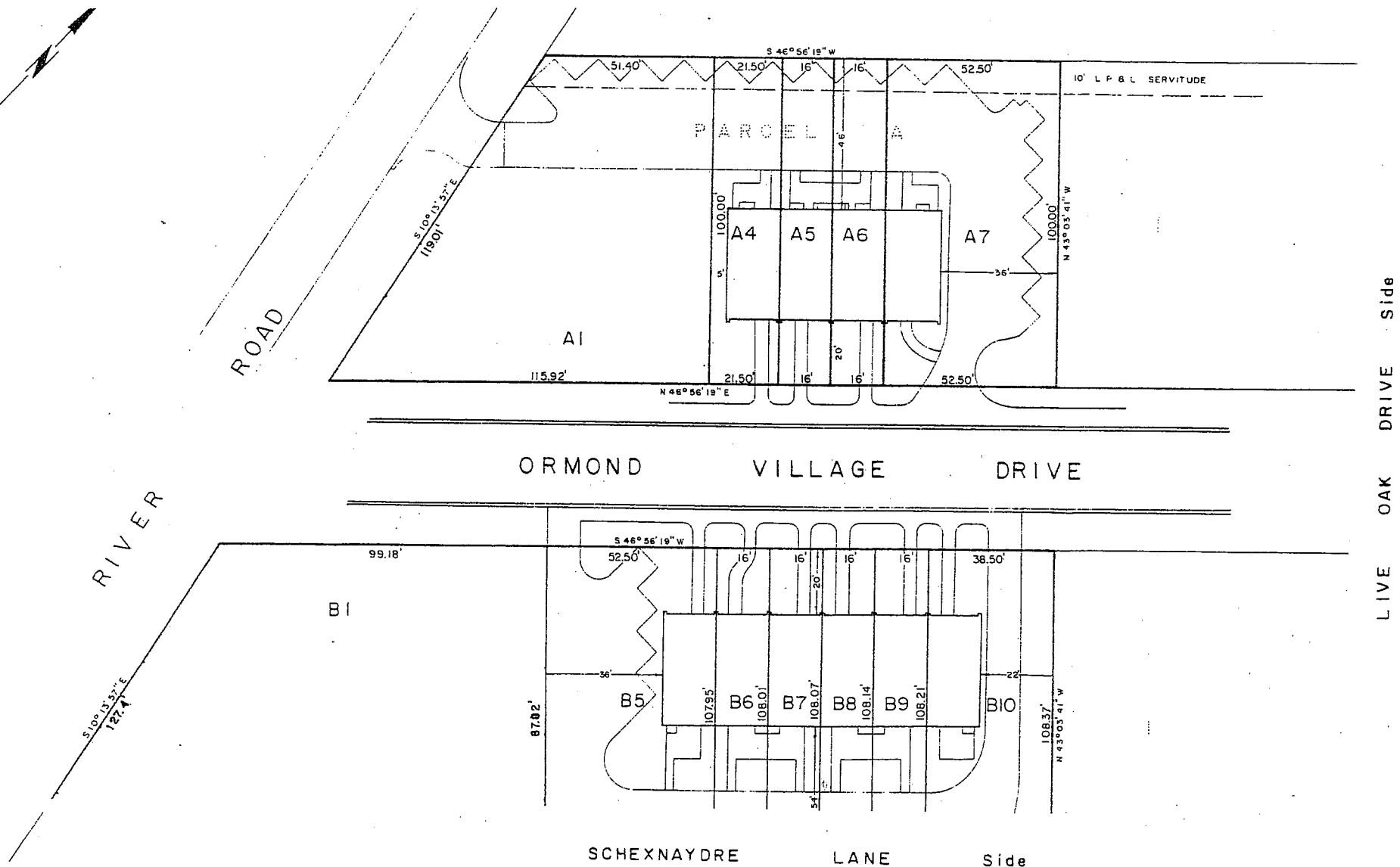
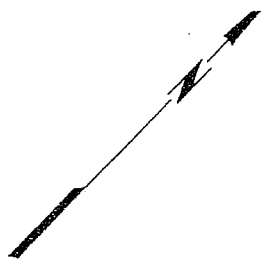
CR-1 zoning designation is designed so that site currently used residentially will eventually “transition” into a light commercial zoning and thus, land use. But in this case, the site has remained vacant. Now there is interest in the site for residential use—likely for single-family but potentially for a duplex if the first option does not transpire. The applicant states that this potential buyer states that the financial institution for potential buyer desires total residential zoning designation in order for them to adequately appraise the property.

Along River Road on both its sides, the land is zoned C-2 but in C-1 use. However to its rear on Ormond Village Drive, the site abuts a multi-family zoning and land use. So rezoning this site that has remained vacant since the enactment of the Zoning Ordinance into a residential land use similar land use to some of the abutting land uses would not be a capricious or arbitrary change. All of these are considerations of the **third criteria, which this application meets.**

Rezoning to R-2 would conflict with the Future Land Use Map. However, this section of the site is below the three acre threshold that mandates a corresponding FLUM amendment. No change to the adopted FLUM is recommended at this time.

DEPARTMENT RECOMMENDATIONS

Approval.



LIVE OAK DRIVE Side

Approval/Disapproval
[Signature]
Director, Planning & Zoning
9/1/83
Date

Approved/Disapproved

Parish President
Date

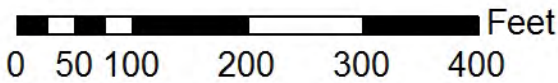
This plat is made in accordance with Louisiana RS 33:5051, et. seq. and all regulations governing platting, with waivers and comply fully with the zoning requirements of the R-3T district in respect to area and width.
Luc C. Gassen 8/22/83
Land Surveyor Date
1026 GASSEN STREET, LULING, LA.
Address

Recorded in The Clerk of Court's Office
St. Charles Parish on the 21st day of October
in Book 305, Folio 125,
Entry # 175-0
Luc C. Gassen
Signature Title

RESUBDIVISION OF PARCELS A AND B
ORMOND VILLAGE
INTO LOTS A1, A4, A5, A6, A7,
B1, B5, B6, B7, B8, B9 & B10

| SECTION | TOWNSHIP | RANGE | PARISH | STATE |
|---------|----------|-------|-------------|-----------|
| 11 | 12S | 8E | ST. CHARLES | LOUISIANA |

| | | |
|-----------------------|--|-----------------------|
| SCALE 1" = 30' | LUCIEN C. GASSEN LAND SURVEYOR LULING, LA. | DRAWING NO. A - 56 |
| DATE JULY 15, 1983 | | SHEET 1 OF 1 |



St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZR-2015-03

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Metro Investments, LLC
10557 Airline Drive
St. Rose, LA 70087

◆ **Location of Site:**

Lot CM-1 and portions of CM-2 and CM-3 totaling approximately 13 acres north of airline near Riverbend Drive.

◆ **Requested Action:**

Change of land use zone from C-3 to M-1 in order to permit a warehouse complex with a sound stage and offices.

SITE – SPECIFIC INFORMATION

◆ **Size of Parcel:** Approximately 13 acres

♦ **Existing Land Use and Zone:** Vacant/C-3

◆ **Surrounding Land Uses and Zoning:**

To the north, the hurricane protection levee is zoned C-3; To the east, property is vacant, wooded and zoned C-3. To the south, property is zoned M-1 and developed with a truck stop and a distribution warehouse. To west, property is zoned M-1 and provides access to a construction business.

◆ **Future Land Use Designation:**

The Airline frontage has a future land use designation of light industrial. The northern portion of the site has a future land use designation of commercial.

◆ **Utilities:**

Water and sewer are available on the south side of Airline. Drainage outfalls will have to comply with the MS4 requirements.

◆ **Traffic Access:**

The site has 450' frontage on Airline Drive. The signalized intersection of Riverbend Drive with Airline Drive would intersect the property in the middle of the frontage. The site also has access to a 60'-110' wide access servitude used for the hurricane protection levee.

| APPLICABLE REGULATIONS | |
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Appendix A, Zoning Ordinance. Section VI.

[I.] M-1 Light manufacturing and industry district:

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.

a. A building or land shall be used only for the following purposes:

(1) Those uses identified as items 2 through 27 as listed in the C-3 District.

(2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.

(3) Agriculture and other general farming uses.

(4) Warehousing and storage of nonhazardous material.

(5) Assembly plants.

- (6) Bottled gas sales and/or service.
- (7) Food processing plants.
- (8) Cellophane products manufacturing.
- (9) Cold storage or refrigerating plants.
- (10) Electrical parts manufacturing and assembly.
- (11) Fiber products manufacturing (previously prepared fiber).
- (12) Garment manufacturing.
- (13) Glass products manufacturing.
- (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
- (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
- (16) Leather products manufacturing (previously prepared leather).
- (17) Machinery equipment sales and service.
- (18) Millwork.
- (19) Paint mixing and treatment (not employing a boiling process).
- (20) Paper products manufacturing (previously prepared material).
- (21) Plastic products manufacturing (previously prepared material).
- (22) Sheet metal products manufacturing (light).
- (23) Sign manufacture.
- (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
- (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
- (26) Television and radio broadcasting transmitters.
- (27) Textile products manufacturing.
- (28) Toy manufacturing.
- (29) Well drilling services.
- (30) Wood products manufacturing (assembling work and finishing).
- b. Special exception uses and structures (variation):
- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director. (Ord. No. 88-9-9, 9-6-88)
- c. Special permit uses and structures include the following:
- (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council. (Ord. No. 94-1-9, § V, 1-10-94)
- (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council. (Ord. No. 96-5-17, § II, 5-20-96)
- (3) Cellular installations and PCS (personal communication service) installations. (Ord. No. 97-74, § V, 7-7-97)
- (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council (Ord. No. 98-4-17, § IV, 4-20-98). Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) a separate truckers' lounge
 - b) a full-service laundry facility located in a convenient area for truckers' use
 - c) private showers for men and women and not located in an area open to general public restroom facilities
 - d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) truck scales
 - f) separate truckers' telephones
 - g) permanent storage facilities for fuel
 - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this

ordinance, notwithstanding any other provisions of this ordinance. (Ord. No. 01-5-18, § IV, 5-21-01)

(5) Towing yard. Towing yards shall conform to the following regulations:

(1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:

a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;

b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;

c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;

d) All buildings and structures to be located on the site and the required off-street parking layout.

(2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.

(3) Towing yards shall also adhere to state and local licensing requirements.

(4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard. (Ord. No. 99-3-15, § II, 3-22-99)

(6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street. (Ord. No. 03-1-12, § V, 1-21-03)

(7) Barrooms, night clubs, lounges and dancehalls. (Ord. No. 08-5-5, I, 5-19-08)

(8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council. (Ord. No. 11-5-2, 5-2-11)

(9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring. (Ord. No. 12-4-16, § II, 4-23-12)

2. Spatial Requirements:

a. Minimum lot size: Ten thousand (10,000) square feet.

Minimum width: One hundred (100) feet. (Ord. No. 99-2-4, § I, 2-1-99)

b. Minimum yard sizes:

(1) Front - twenty-five (25) feet

(2) Side - fifteen (15) feet

(3) Rear - twenty-five (25) feet.

(4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 08-8-9, § XIII, 8-18-08)

3. Transportation System: Arterial, rail, water.

4. Special Provisions:

a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height. (Ord. No. 89-2-13, 2-20-89; Ord. No. 05-5-2, 5-2-05)

b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip. (Ord. No. 05-5-2, 5-2-05)

c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a

special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

AND

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.
 - c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
 - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
3. The proposed zoning change is in keeping with zoning law and precedent, in that:
 - a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

AND

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
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 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

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| ANALYSIS |
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This is a request to rezone approximately 13 acres from C-3 to M-1. The site was acquired in three different purchases since 2005: four acres with 450' of frontage on Airline in 2005; 2 adjacent acres north of the property in 2012, and 6.873 acres extending the site to the hurricane protection levee in 2014. The stated purpose is to build a complex of warehouses and offices for use as a sound stage and warehousing for a film studio.

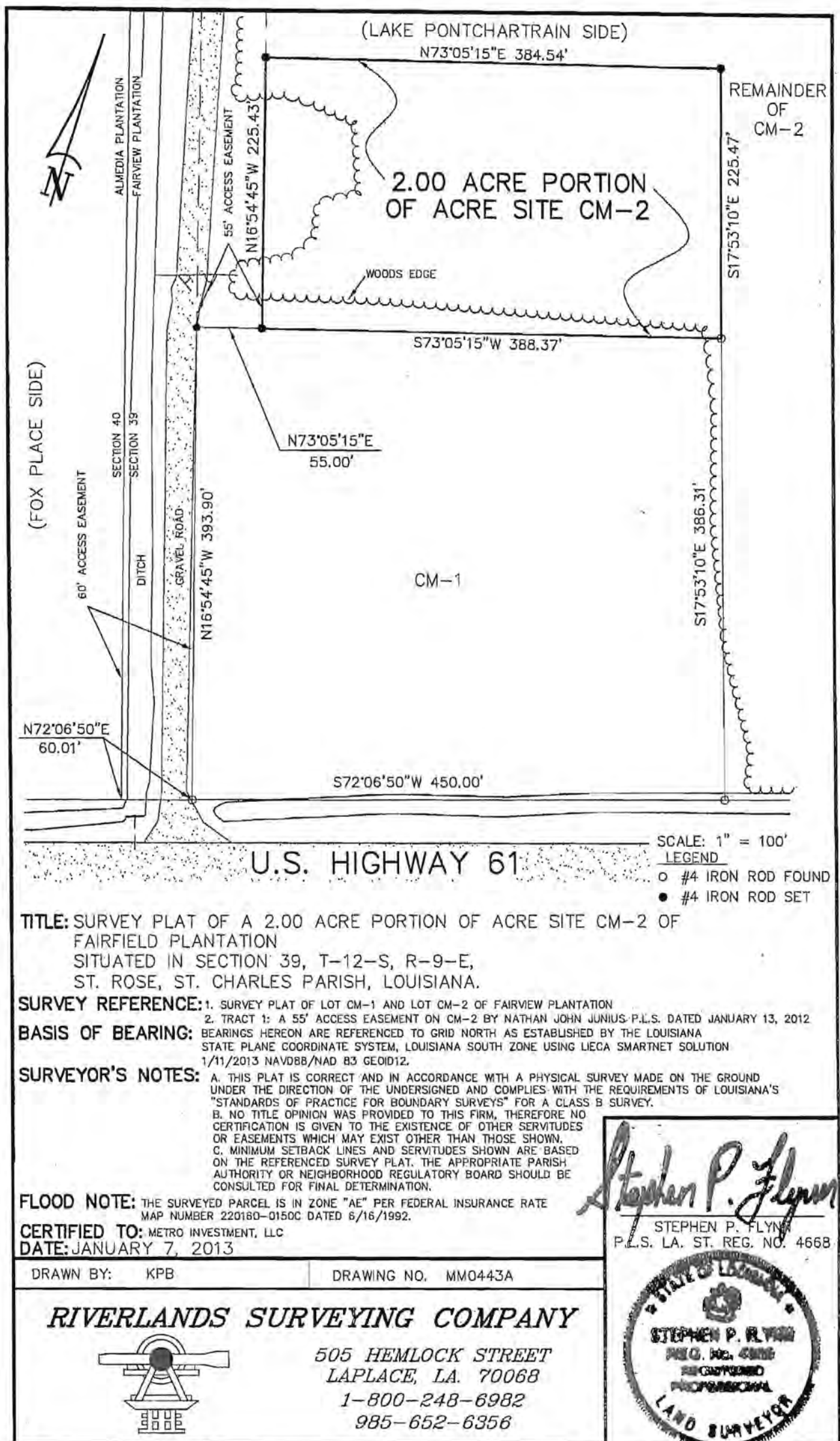
Adjacent developed property is zoned M-1 and in M-1 use. Adjacent undeveloped property to the east is zoned C-3 but vacant and wooded.

The second test is designed to protect the character of a neighborhood, public infrastructure, and the public welfare. Rezoning the frontage of the site to M-1 is consistent with the future land use map and would allow for development that is in character with neighborhood along and across Airline Drive. A large portion of the site has a future land use designation of general commercial; staff recommend changing the future land use designation consistent with this rezone request and the larger general commercial future land use designation in the area is under review for the scheduled 2016 future land use map amendment.

Water and sewer infrastructure have been determined to be able to serve the site and any M-1 development that occurs. Likewise, the signalized intersection of Riverbend Drive and Airline Drive will accommodate traffic generated by the proposed M-1 use or any other M-1 use that develops on the site. Therefore, the rezoning would not create congestion, overcrowding or land uses that are incompatible with adjacent properties.

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| DEPARTMENTAL RECOMMENDATION |
|------------------------------------|

Approval of the rezone and also the required amendment to the future land use map.



PZR 2015-03
Requested by Metro Investments and MHI Holdings
For rezone of approximately 13 acres from OL to M1



LAND USE REPORT
CASE NUMBER: PZR 2015-04

◆ **Name/Address of Applicant:** DNA Real Estate, LLC
Anna & Glendon Nelson
12246 River Rd
St Rose LA 70087
504.51.2368
nelsonbros@cox.net

Application Date: 12/9/14

◆ **Location of Site:**
Lot 20-A of Pecan Grove Subdivision (between E James St & Cristina Ln) Destrehan.

◆ **Requested Action**
Rezone from OL to R-1M & M-1.

◆ **Purpose of Requested Action**
RV Park & laydown area for equipment (latter requires Special Permit Use)

- ◆ **Size of Parcel**
8.467 acres.
- ◆ **Existing Land Use and Zoning**
OL & vacant.
- ◆ **Surrounding Land Uses and Zoning**
R-1A zoning, vacant uses abuts upriver side; OL zoning, vacant uses abut on downriver side.
- ◆ **Traffic Access and Parking**
River Rd.
- ◆ **Plan 2030 Recommendations:**
Low Density Residential.

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.

- c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
 - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
3. The proposed zoning change is in keeping with zoning law and precedent, in that:
- a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.
 - c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
 - d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

AND:

[IV.] R-1M. Manufactured home/recreational vehicle (RV) park:

RV Park:

- a. Location, space and general layout:
 - (1) The RV park shall be located on a well-drained site [and] shall be so located such that is [its] drainage will not endanger adjacent property and water supply.
 - (2) Any lot or portion of ground proposed to be used for an RV park shall have sufficient frontage for construction of entrances and exits properly designed for the safe movement of park traffic.
 - (3) Each RV space shall contain a minimum of fourteen hundred (1,400) square feet, shall be at least thirty-five (35) feet wide, and shall have its boundaries clearly defined. The space shall abut on a driveway.
 - (4) A minimum site of one (1) acre is required for an RV park.
 - (5) RV's shall be parked on each space to conform to the following minimums:
 - (a) Twenty-five (25) feet clearance between RV's. (Ord. No. 06-2-9, § I, 2-20-06)
 - (b) Five (5) feet clearance between each RV and its respective site line.
 - (c) Ten (10) feet between RV's and any adjoining property lines.
 - (d) Twenty (20) feet between RV's and any public street right-of-way.
 - (e) Twenty-five (25) feet between RV's and any building or structure not used for accessory purposes.
 - (f) Accessory buildings must be a minimum of ten (10) feet from any RV.
- b. Parking: Sufficient area shall be provided for the parking of at least one (1) motor vehicle for each RV space plus an additional car space for each three (3) lots to provide for guest parking, two (2) car tenants and for delivery and service vehicles.
- c. Transportation system:
 - (1) Streets and access drives: All streets and access drives within the RV park shall be constructed to required parish specifications as outlined in subdivision regulations [appendix C].
 - (2) Driveway: All driveways within the RV park shall be designed and surfaced with appropriate materials which will provide adequate and safe means of transit for park residents.
- d. Recreation: Not less than ten (10) percent of the gross area of the RV park is to be set aside, designed, constructed and equipped as a recreational area. Recreation area design and equipment shall be approved by the St. Charles Parish Recreation Department Director.
- e. Utilities: Each RV site shall be provided with a sanitary sewer connection, and each RV shall be provided with a collection and treatment system and public water supply in compliance with the standards of the Parish Health Unit and the State Health Department.
- f. Garbage: If garbage hoppers are to [be] provided, then two (2) shall be provided for each twenty (20) RV sites, and each hopper shall be screened from view by wood or masonry fencing.
- g. Screen fences, walls and buffer screening: Fences should be installed where necessary for screening purposes such as around outdoor areas, laundry yards, refuse collection points and playgrounds. A six (6) feet opaque fence or buffer strip ten (10) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones.
- h. General: Individual RV sites may be leased or rented but not subdivided or sold.
- i. All improvements required in this section must be completed prior to the placement of any RV on the site.

ANALYSIS

The applicants are requesting to rezone Lot 20-A of Pecan Grove Subdivision (situated between E James St & Cristina Ln in Destrehan) from OL to R-1M and M-1 on one portion of the lot and to keep a 30-foot wide piece along the upriver side of the lot as OL. The owners plan to develop approximately 1,800 feet of the lot from River Road back as an 80 or less site RV Park and utilize the 30-foot wide upriver side as an access to one side of the Park to the rear lot portion to be zoned M-1. This lot portion is intended to be used to store trucks and equipment for the applicants' existing tree clearing and storm recovery businesses.

The submitted site plan shows the RV Park being laid out with a private roadway down the middle with individual sites situated on both sides. This road will also end at M-1 site. Each RV pad is shown to well-exceed the minimum 1,400 square foot requirement. The RV Park site plan also shows that all requirements spelled out for RV Park design are adequately addressed and exceed minimum requirements. These include setbacks and buffering of the site from abutting lots, as well as providing for extra parking, recreation, and a DHH required shower / restroom / washeteria building. The site will also meet the MS4 requirements which stipulate that any developed site exceeding 1 acre must adequately regulate storm water discharge. The owners intend to keep some of the larger trees on the lot and lay out the recreation area and green space throughout the site to encourage absorption of some storm water within the site.

Because this application is a request for rezoning from a single OL into 3 (including keeping existing OL on a 30-foot strip of the lot, the Department deemed it more prudent to analyze each request individually.

For the request to rezone to R-1M, the application **meets the second criteria**, which refers to how the rezoning and its potential land use change could have impacts to the community infrastructure. River Road in this portion of Destrehan operates well below capacity. With 80 sites within the project, it is estimated that an increase of fewer than 500 vehicular trips per day will result. This segment of River Road is also sparsely developed. So as with the increase in traffic, there is enough water and sewer service along there to adequately handle the anticipated increase.

Development of an RV Park could result in a land use incompatibility if it is considered that the predominant surrounding land uses are vacant. However, just downriver is an existing smaller camper or RV Park. But adding this site to that inventory serves a greatly underserved need in this community for places where RV owners can reside. There are a significant number contract employees of nearby industrial facilities who, rather than rent hotels or multi-family housing, own and operate RVs or camper trailers. There are more of these than there are spaces to occupy in the community.

Regarding consideration of incompatibility with the Future Land Use Map (low-density residential), the primary surrounding land uses are vacant. Adding up to 80 residential uses to the area would better match the designation.

For the request to rezone to M-1, the application also **meets the second criteria**. There should not be enough truck traffic added to River Road to cause any traffic problems. Demand to public sewer or water, if any are even needed there, will be addressed by extending these services through the RV Park. And pertaining to resulting in land use incompatibly, it is anticipated that some of the equipment housed on this site will serve the RV Park as well. So it could be contended that the uses of the site will be accessory uses to the RV Park.

Rezoning to M-1 would conflict with the Future Land Use Map. However, this section of the site is below the three acre threshold that mandates a corresponding FLUM amendment. No change to the adopted FLUM is recommended at this time.

Preserving the 30-foot by 1,818 foot portion of Lot 20A as OL, **meets the third criteria** because there is still much land in the vicinity zoned OL. This means there are no issues of arbitrariness or the creation of monopolies of certain land uses, nor will it create a spot zone. It will also benefit future tenants of the RV Park because the owners intend to install a road on this segment to the M-1 portion of Lot 20A to provide a way to bypass the RV Park without using the road down the middle.

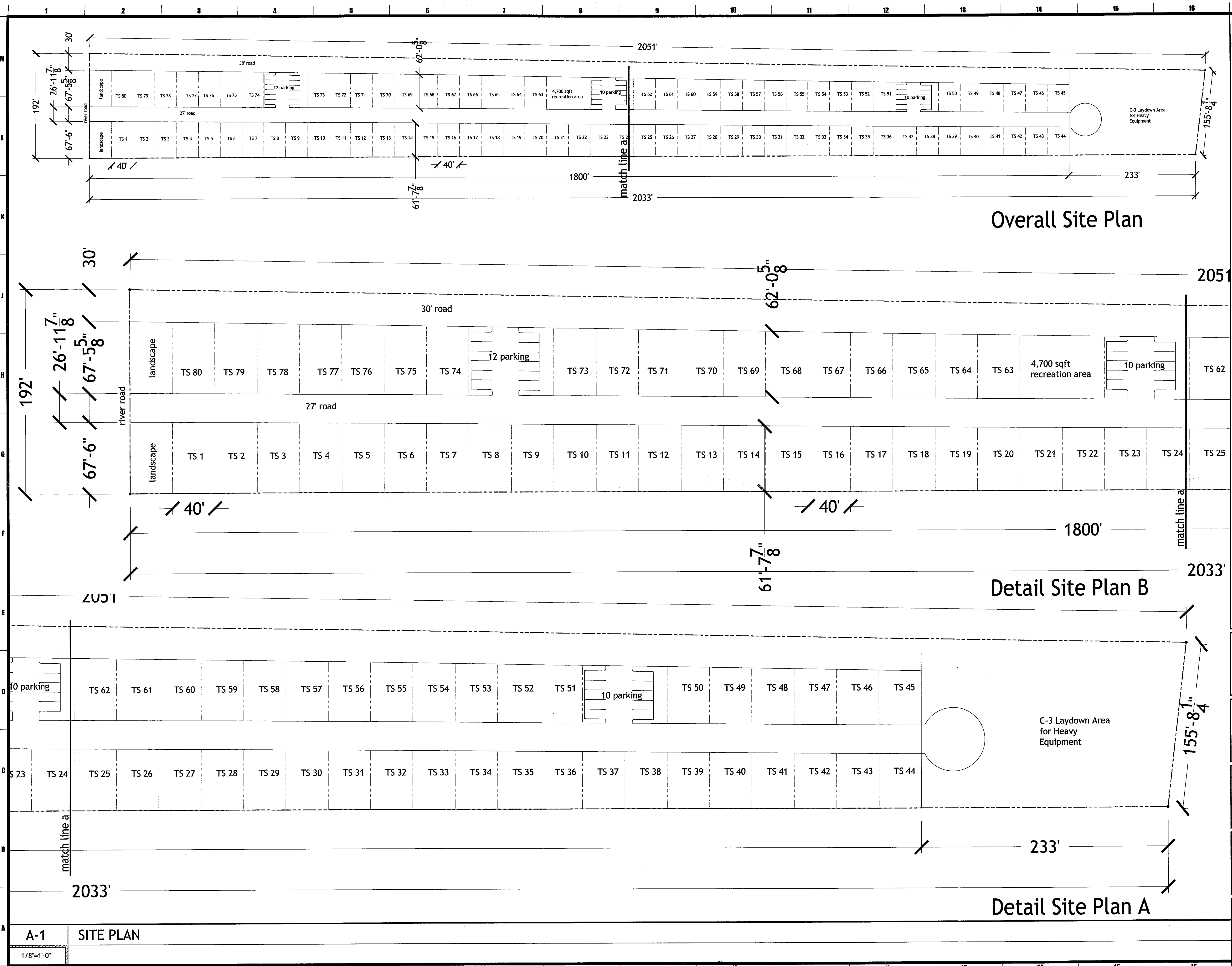
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| DEPARTMENT RECOMMENDATIONS |
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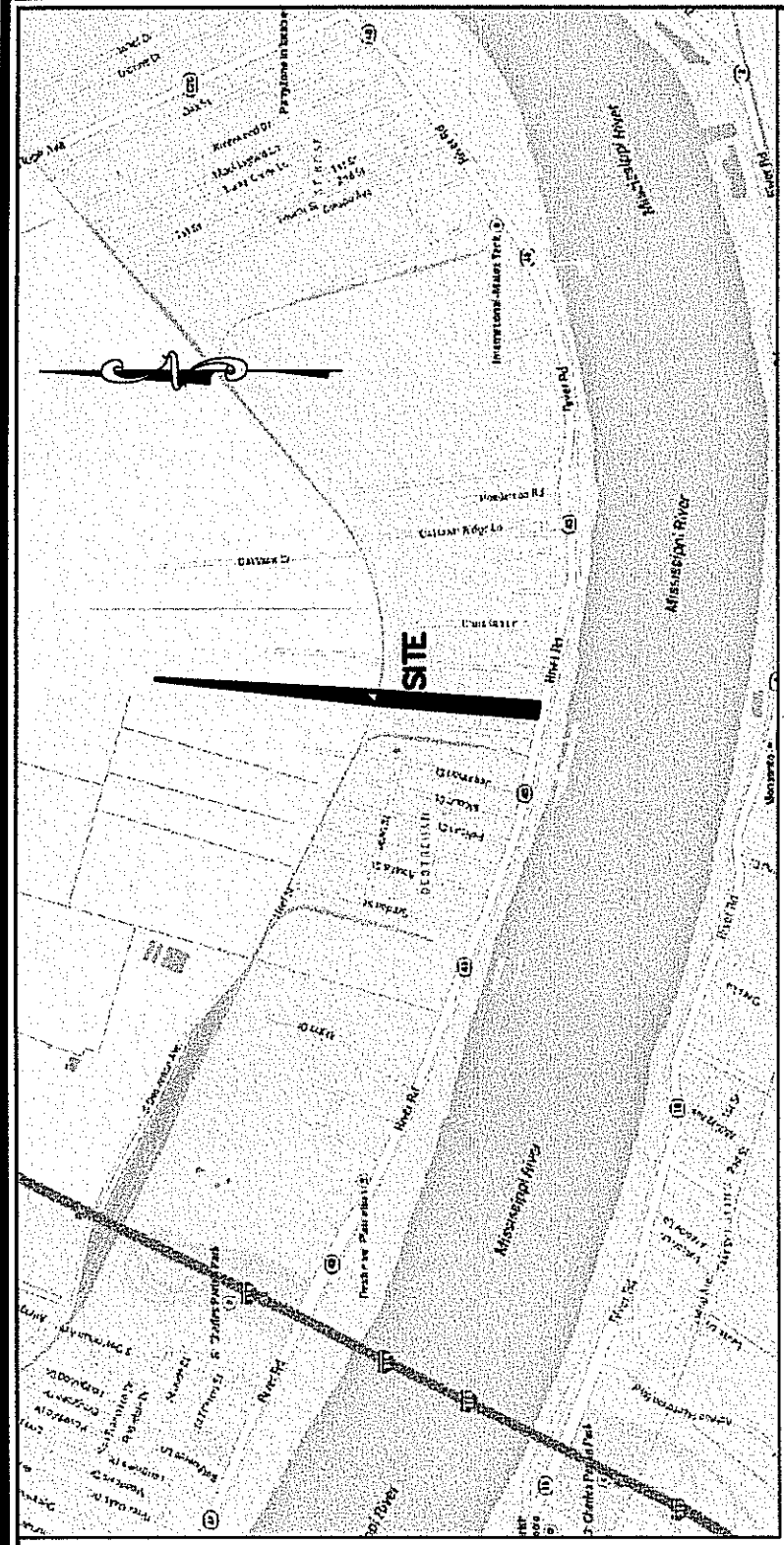
Approval to rezone from OL to R-1M;

Approval to rezone from OL to M-1.

Approval to keeping the 30-foot wide by 1,818 foot portion of Lot 20A as OL.

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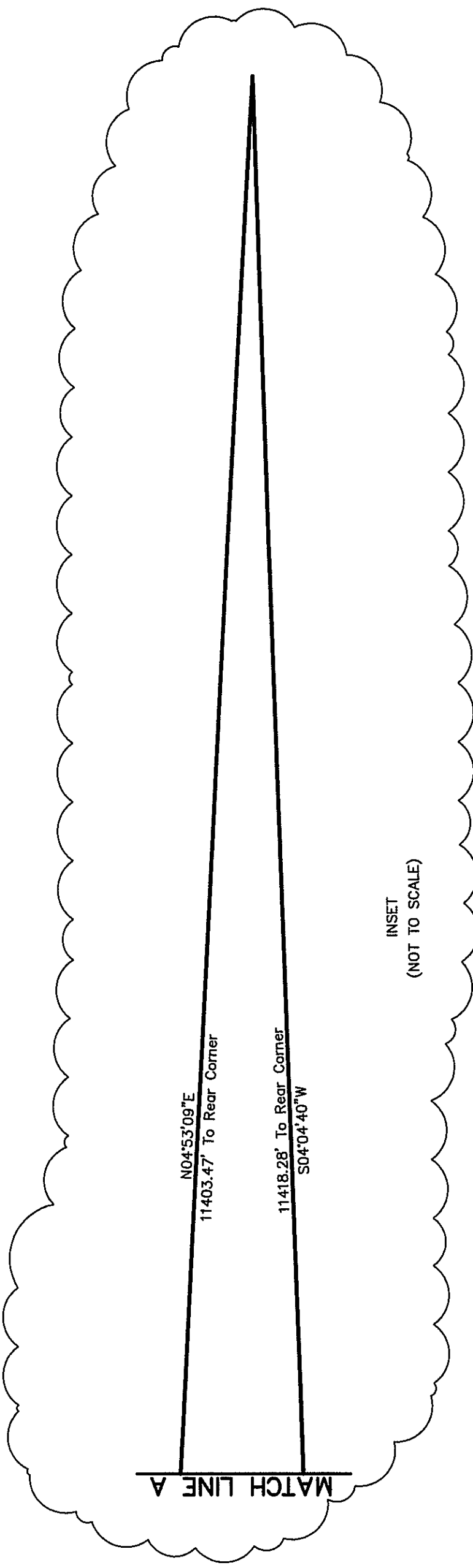


VICINITY MAP
(NOT TO SCALE)

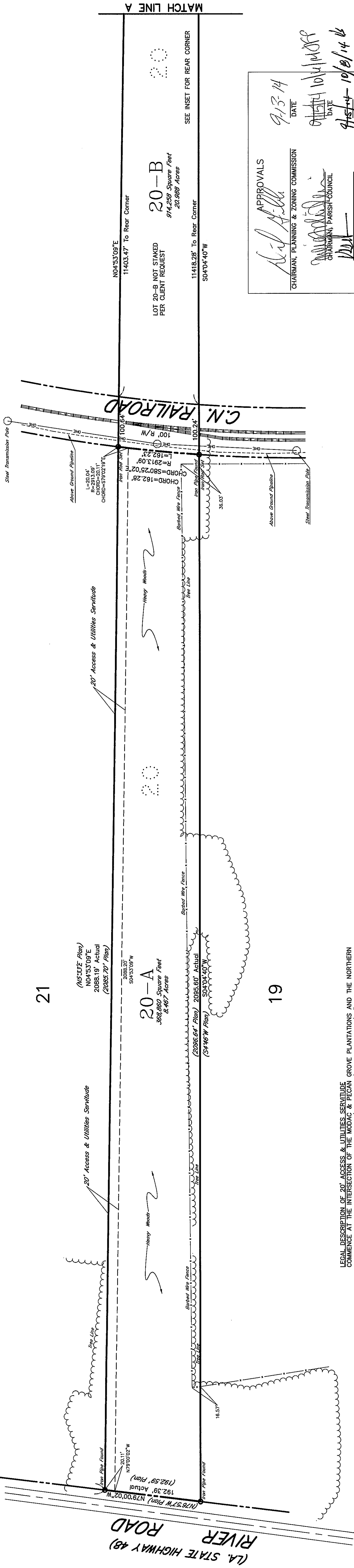


LA GRID SOUTH ZONE

MODOC PLANTATION
PECAN GROVE PLANTATION

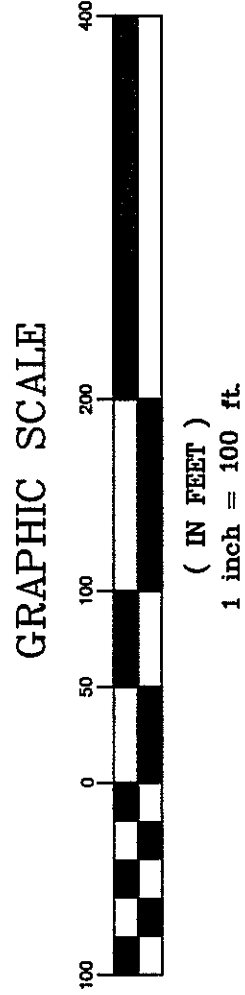


INSET
(NOT TO SCALE)



LEGAL DESCRIPTION OF 20' ACCESS & UTILITIES SERVITUDE
COMMENCE AT THE INTERSECTION OF THE MODOC & PECAN GROVE PLANTATIONS AND THE NORTHERN
RIGHT OF WAY LINE OF LA. STATE HIGHWAY 48 (RIVER ROAD); THENCE N79°00'02"W A DISTANCE OF
2088.19' ACTUAL (2085.70' PLAN) TO THE POINT OF BEGINNING; THENCE S04°53'09"W A DISTANCE OF
20.04' HAVING A CHORD BEARING OF S79°02'19"E AND A CHORD DISTANCE OF 20.11' TO A POINT;
THENCE S04°53'09"W A DISTANCE OF 2.088.20' TO A POINT; THENCE N79°00'02"W A DISTANCE OF
20.11' TO THE POINT OF BEGINNING. CONTAINING 41,764 SQUARE FEET.

NOTE: ALL NECESSARY SEWER, WATER AND/OR OTHER
UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS
SHALL BE MADE SOLELY AT THE OWNER'S EXPENSE.



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SURVEY MADE AT THE REQUEST OF:
DNA REAL ESTATE, LLC

NOTE:
The Location of Underground and Other Non-Viable
Obstructions Shown on this Map are Based on
Data Provided by the Owner and/or Extracted from Records Made Available
To Us by Agencies Controlling such Records. Where
The Actual Non-Viable Locations May Vary From
Those Shown on this Map, the Surveyor is Not
Responsible for the Accuracy of Such Locations. Survey
Indicating to Excavation and Digging.

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GENERAL NOTES:
BEARINGS AND COORDINATES REFER TO LA.
GRID SOUTH ZONE AND 83 USING GPS
LOCALLY A CONSTANT GRID STATIONING WITH
AN ORIS SOLUTION.
REFERENCE MAPS:
1. SURVEY BY F.T. PAYNE DATED 12/21/1904
2. SURVEY BY ADOLPH J. R. DATED 6/4/1962
3. SURVEY BY S. BALLARD DATED 8/20/1980
4. SURVEY BY LANDMARK SURVEYING, INC. DATED 5/16/2003

PLAN= SURVEY BY E.M. COLLIER

LANDMARK SURVEYING, INC.
1513 KUBERT STREET
HARAHAN, LOUISIANA 70123
Phone: 504-734-3327
Fax: 504-734-3303
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There is no representation that all applicable easements and/or
restrictions have been shown herein. Any easements and/or
restrictions shown on this map are limited to those set forth in
the description and/or information furnished the undersigned. A
surveyor is not responsible for the accuracy of the data made
by the undersigned in compiling the data for this survey.
I certify that this plot represents an actual ground survey made
by me, or by those under my direction, that no viable
encroachments exist either way across the property lines except
those shown on this map. I am not responsible for the accuracy
with the adopted Louisiana Standards of Practice for Property
Boundary Surveys. This is a Class C Survey.

J.F. RUELLO
License No. 4588
Professional Land Surveyor

RESUBDIVISION OF LOT 20 INTO
LOTS 20-A & 20-B
PECAN GROVE SUBDIVISION
SECTION 6, T 13 S ~ R 8 E
ST. CHARLES PARISH, LOUISIANA

JOB NO. 14-0180 | DATE: JULY 23, 2014 | DRAWING NO: 140180



St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: PZR-2015-05

GENERAL APPLICATION INFORMATION

◆ Name/Address of Applicants:

Hollis Taylor
9040 Spring Grove Dr
Baton Rouge LA 70809
504.9524982
hollistaylorphoto@cox.net

Application date: 12/5/14

Location of Site:

110 Almedia Plantation Road, St Rose

◆ **Requested Action:**

Rezone from C-3 to M-1.

SITE – SPECIFIC INFORMATION

◆ **Size of Parcel:**

44,000 sq. ft.

Plan 2030 Recommendation:

General Commercial.

◆ **Existing Zoning and Land Use:**

C-3, vacant.

Traffic Access:

Almedia Plantation Rd &
Almedia Rd (LA 50).

◆ **Surrounding Zoning and Land Uses:**

C-3 zoning and land uses to west;
Abuts KCS Railroad to north;
M-1 to south (across Almedia Plantation Rd),
Car Rental storage site;
M-1 across Almedia Rd (LA 50), cell tower.

Utilities:

Existing.

APPLICABLE REGULATIONS

Appendix A., Zoning Ordinance, Section IV.9:

Rezoning Guidelines and Criteria: Before the Planning & Zoning Commission recommends or the Parish Council rezones property, there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing or properties next to, or across the street from the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects, which tend to limit the usefulness of vacant land or buildings.
2. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare and will not create:
 - a. Undue congestion of streets and traffic access.
 - b. Overcrowding of land or overburden on public facilities such as transportation, sewerage, drainage, schools, parks and other public facilities.
 - c. Land or building usage which, is, or may become incompatible with existing character or usage of the neighborhood.
 - d. An oversupply of types of land use or zoning in proportion to population, land use and public facilities in the neighborhood.
3. The proposed zoning change is in keeping with zoning law and precedent, in that:
 - a. It is not capricious or arbitrary in nature or intent.
 - b. It does not create a monopoly, or limit the value or usefulness of neighboring properties.

- c. It does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.
- d. It does not create a spot zone, that is, an incompatible or unrelated classification which would prevent the normal maintenance and enjoyment of adjacent properties.

AND:

M-1 Light manufacturing and industry district:

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.

a. A building or land shall be used only for the following purposes:

- (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
- (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
- (3) Agriculture and other general farming uses.
- (4) Warehousing and storage of nonhazardous material.
- (5) Assembly plants.
- (6) Bottled gas sales and/or service.
- (7) Food processing plants.
- (8) Cellophane products manufacturing.
- (9) Cold storage or refrigerating plants.
- (10) Electrical parts manufacturing and assembly.
- (11) Fiber products manufacturing (previously prepared fiber).
- (12) Garment manufacturing.
- (13) Glass products manufacturing.
- (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
- (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
- (16) Leather products manufacturing (previously prepared leather).
- (17) Machinery equipment sales and service.
- (18) Millwork.
- (19) Paint mixing and treatment (not employing a boiling process).
- (20) Paper products manufacturing (previously prepared material).
- (21) Plastic products manufacturing (previously prepared material).
- (22) Sheet metal products manufacturing (light).
- (23) Sign manufacture.
- (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
- (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
- (26) Television and radio broadcasting transmitters.
- (27) Textile products manufacturing.
- (28) Toy manufacturing.
- (29) Well drilling services.
- (30) Wood products manufacturing (assembling work and finishing).

(Ord. No. 87-6-13, 6-15-87; Ord. No. 88-11-20, 11-28-88)

b. Special exception uses and structures (variation):

- (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director. (Ord. No. 88-9-9, 9-6-88)

c. Special permit uses and structures include the following:

- (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council. (Ord. No. 94-1-9, § V, 1-10-94)
- (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council. (Ord. No. 96-5-17, § II, 5-20-96)
- (3) Cellular installations and PCS (personal communication service) installations. (Ord. No. 97-74, § V, 7-7-97)

(4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council (Ord. No. 98-4-17, § IV, 4-20-98). Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:

(1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.

(2) Minimum lot size of site shall be ten (10) acres.

(3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:

- a) a separate truckers' lounge
- b) a full-service laundry facility located in a convenient area for truckers' use
- c) private showers for men and women and not located in an area open to general public restroom facilities
- d) a travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
- e) truck scales
- f) separate truckers' telephones
- g) permanent storage facilities for fuel

(4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance. (Ord. No. 01-5-18, § IV, 5-21-01)

(5) Towing yard. Towing yards shall conform to the following regulations:

(1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:

- a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
- b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
- c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
- d) All buildings and structures to be located on the site and the required off-street parking layout.

(2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.

(3) Towing yards shall also adhere to state and local licensing requirements.

(4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard. (Ord. No. 99-3-15, § II, 3-22-99)

(6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street. (Ord. No. 03-1-12, § V, 1-21-03)

(7) Barrooms, night clubs, lounges and dancehalls. (Ord. No. 08-5-5, I, 5-19-08)

(8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council. (Ord. No. 11-5-2, 5-2-11)

(9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring. (Ord. No. 12-4-16, § II, 4-23-12)

2. Spatial Requirements:

a. Minimum lot size: Ten thousand (10,000) square feet. Minimum width: One hundred (100) feet. (Ord. No. 99-2-4, § I, 2-1-99)

b. Minimum yard sizes:

- (1) Front - twenty-five (25) feet
- (2) Side - fifteen (15) feet

(3) Rear - twenty-five (25) feet.

(4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999. (Ord. No. 08-8-9, § XIII, 8-18-08)

3. Transportation System: Arterial, rail, water.

4. Special Provisions:

a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height. (Ord. No. 89-2-13, 2-20-89; Ord. No. 05-5-2, 5-2-05)

b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip. (Ord. No. 05-5-2, 5-2-05)

c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

(Ord. No. 96-5-17, § III, 5-20-96; Ord. No. 87-6-13, 6-15-87; Ord. No. 99-8-15, § I, 8-16-99; Ord. No. 05-5-2, 5-2-05)

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| ANALYSIS |
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This request is the result of interest by a tree service leasing a portion of the applicant site for storage of equipment. Because the site is vacant, seeking a special permit use application is not an option because this is only allowable as an accessory to a primary use.

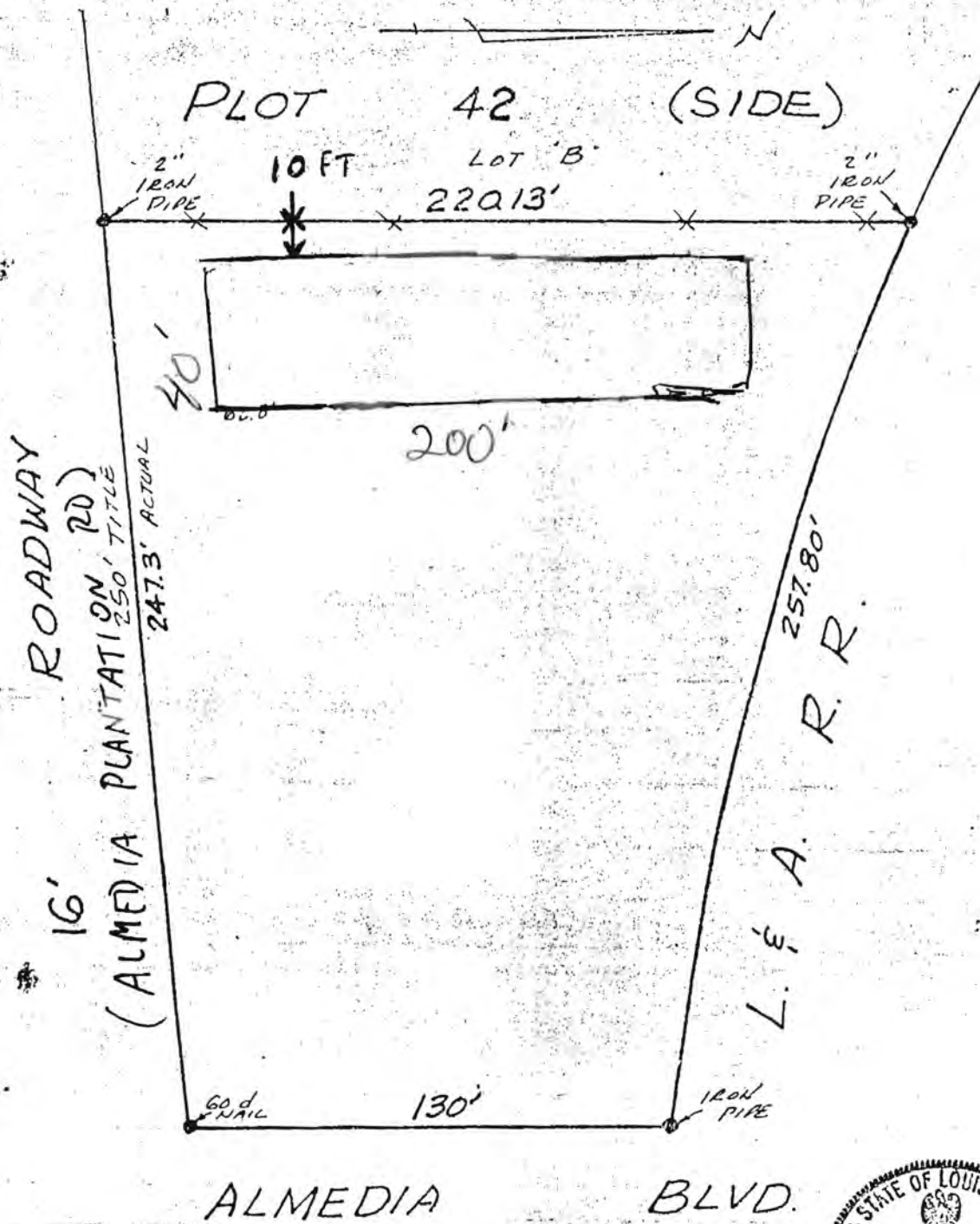
Positive recommendation of a rezoning request depends on whether facts of the case conclude that tests of at least one of three criteria are met. This application **meets the third criteria** for the following reasons: There is not a predominance of either C-3 or M-1 in the immediate community. Development patterns in the area are about 50 /50 percent between C-3 and M-1. Rezoning to M-1 adds slightly more than 1 acre of M-1 zoning to the area and attaches to the existing M-1 boundary (no spot zone). There are some legally nonconforming residential uses to the northwest, along LA 50, but because these are across the KCS Railroad tracks from the site, activity on the applicant site should be very little noticeable.

Rezoning to M-1 would conflict with the Future Land Use Map. However, this section of the site is below the three acre threshold that mandates a corresponding FLUM amendment. No change to the adopted FLUM is recommended at this time.

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| DEPARTMENTAL RECOMMENDATION |
|------------------------------------|

Approval.

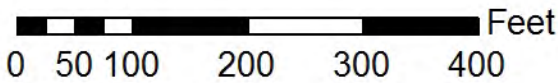
PLOT 43 OF
ALMEDIA PLANTATION
ST. CHARLES PARISH, LA.



SEPTEMBER 5, 1974

SURVEY CERTIFIED CORRECT TO GAUDIN & FERNANDEZ.

Sterling E. Mandle
STERLING MANDLE
LAND SURVEYOR
METAIRIE, LA



INTRODUCED BY: V. J. St. Pierre, Jr., Parish President

ORDINANCE NO. _____

An ordinance to amend the Code of Ordinances Appendix A.VI.B.[I].1.c.(3), VI.B.[II].1.c., and VI.B.[III].1.c.(4) to remove development restrictions and to allow golf courses and country clubs to partner with for profit businesses to provide customary accessory uses as a Special Permit Use.

- WHEREAS,** The St. Charles Parish Council recognizes that golf courses and country clubs generally are nonprofit organizations that rely on membership revenues; and,
- WHEREAS,** golf courses and country clubs were developed in the late 50s and 60s in many St. Charles Parish communities to provide recreation, community gathering opportunities, and limited services for members; and,
- WHEREAS,** this business model has suffered due to declining membership; and,
- WHEREAS,** most golf courses and country clubs are located in residential zoning districts which generally prohibit many of the accessory uses typically expected at a golf course or country club such as retail, personal services, and health and fitness services unless these are offered through the non-profit golf course or country club; and,
- WHEREAS,** golf courses and country clubs may be better able to keep their facilities viable by leasing space to for profit business owners to operate on/within their facility, and
- WHEREAS,** St. Charles Parish Council wishes to permit customary accessory uses in golf courses and country clubs as a Special Permit Use rather than requiring commercial zoning; and,

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

- SECTION I.** That the Code of Ordinances, A.VI.B.[I].1.c.(3).Special permit uses in the R1(A) zoning district is hereby amended as follows—with ~~striketthrough~~ to be deleted and **bold** to be added: “Golf courses (but not miniature courses or driving ranges) ~~and country clubs,~~ **and customary accessory uses with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.**”
- SECTION II.** That the Code of Ordinances, Appendix VI.B.[II].1.c. Special permit uses in the R-1A(M) zoning district is hereby amended as follows—with ~~striketthrough~~ to be deleted and **bold** to be added: “Golf courses (but not miniature courses or driving ranges) ~~and country clubs,~~ **and customary accessory uses with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.**”
- SECTION III.** That the Code of Ordinances, Appendix VI.B.[III].1.c.(4) Special permit uses in the R-1B zoning district is hereby amended as follows—with ~~striketthrough~~ to be deleted and **bold** to be added: “Golf courses (but not miniature courses or driving ranges) ~~and , country clubs,~~ **and customary accessory uses (non-profit) with a site of at least five (5) acres and with all parking at least fifty (50) feet from rear and side property lines.**”

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

And the ordinance was declared adopted this _____ day of _____, 2015, to become effective five (5) days after publication in the Official Journal.

Amend Code - Appendix A, zones, C-3, Barrooms

CHAIRMAN: _____
SECRETARY: _____
DLVD/PARISH PRESIDENT: _____
APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: _____
RETD/SECRETARY: _____
AT: _____ RECD BY: _____